

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 20, 2025

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **CALL TO ORDER**

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

- **CONSENT**

1. Approval of Minutes from the Planning & Zoning meeting held on January 14, 2025.

- **OLD BUSINESS**

- **NEW BUSINESS**

- **MISCELLANEOUS**

1. Workshop: Envision 2045 Ocoee Comprehensive Plan & Land Development Code Update (**Zoning Manager Whitfield**)
2. Project Status Report

- **ADJOURNMENT**

Notice: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

MORE THAN ONE COMMISSIONER MAY PARTICIPATE OR HEAR DISCUSSIONS REGARDING A MATTER WHICH WILL COME BEFORE THE COMMISSION FOR ACTION.



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

January 14, 2025

MINUTES

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Chair Lomneck called the regular session to order at 6:30 PM in the Commission Chambers of City Hall. The invocation was led by **Chair Lomneck**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

Present: Chair Lomneck, Member Keller, Member Chacon, Member Galvan, Alternate Member Butler

Absent: Vice-Chair Forges

Also present: Zoning Manager Whitfield, Planner Belizaire, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on November 12, 2024.

(6:31 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Chacon; Motion carried 5-0, with Vice-Chair Forges absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. 304 Calliope Street - Renwick Variance; Project No. VR-24-03 (**Planner Belizaire**)

Zoning Manager Whitfield briefly introduced **Planner Belizaire**.

Planner Belizaire provided an overview of the subject property and the requested variance. She noted that Code Enforcement action was initiated due to unpermitted improvements made in 2020. These improvements included the installation of pavers, which increased the property's Impervious Surface Area (ISA) to 64%, its current state.

Planner Belizaire summarized the applicants' justification for the variance but emphasized that Staff found it insufficient to meet the four evaluation criteria. The property's maximum allowable ISA is 50%. The proposed survey, under the requested variance, includes adding

more pavers to the rear yard, which would increase the ISA from 64% to 80%. This represents a 61.2% variance from the limits specified in Table 5-2 of the Land Development Code. As a result, Staff does not support the variance request.

The Board had no comments or questions.

Chair Lomneck invited the applicants to speak.

Johanna Renwick, homeowner of 304 Calliope Street, stated that her property and community have faced rodent infestations due to a sewage pump for Thornebrooke Elementary located nearby. To address this health and safety concern, her family installed the pavers in their yard. **Ms. Renwick** apologized for her family previously not following the Code and submitted letters from neighbors supporting the variance request.

Rodolfo Renwick, homeowner of 304 Calliope Street, expressed gratitude to the Planning & Zoning Commission for their time and consideration.

Chair Lomneck inquired if the homeowners had talked to Thornebrooke Elementary or Orange County Public Schools (OCPS). **Ms. Renwick** confirmed she has brought the matter to their attention.

Chair Lomneck opened the public hearing.

Yvonne Michalczyk, 388 Calliope Street, spoke on behalf of the applicants in support of their variance request and discussed her concerns regarding the rodent problem.

Chair Lomneck closed the public hearing.

Member Galvan inquired if approving the variance would set a standard for surrounding homeowners to request the same ISA. **Chair Lomneck** shared his thoughts on setting a precedent. **Planner Belizaire** addressed **Member Galvan's** question.

Member Keller questioned whether a precedent could be set limited to the properties within proximity to the sewage pump. He also suggested that the County and School Board should address the rodent infestation issue and wondered if they would intervene. **Planner Belizaire** addressed his question and discussion ensued.

Zoning Manager Whitfield addressed **Member Keller's** comments. Discussion ensued.

Chair Lomneck handed the gavel to Member Chacon.

(6:51 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the Renwick Variance, Project Number VR-24-03; Moved by Chair Lomneck, Seconded by Member Galvan; Motion carried 4-1 with Member Keller opposed and Vice-Chair Forges absent.

2. Ocoee Regional Sports Complex Rezoning to PUD; Project No. RZ-24-09-07 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield provided a summary of the subject parcels and the proposed Planned Unit Development (PUD) for the Ocoee Regional Sports Complex. She also outlined the parameters of the required Land Use Plan (LUP) required as part of the proposed PUD, the development sequencing plan, and the proposed emergency access and sheltering plan.

Chair Lomneck invited the applicant team to speak.

Marcos Bastian, AECOM, commended City Staff on their cooperation and assistance throughout the planning stages of the Ocoee Regional Sports Complex. **Mr. Bastian** gave a presentation of project renderings that detail various elements of the complex, including a new City Park. He further explained the next steps to move forward with the project.

Jamie Douglas, Montierre Development, expressed his continued gratitude for City Staff working closely with the applicant team to move this project forward. He further shared that he looks forward to breaking ground in the next couple of months.

Alternate Member Butler inquired about assurances for mitigating the contaminants and pollutants associated with the Brownfield-designated portion of the property. **Mr. Bastian** addressed his question.

Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.

(7:17 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ocoee Regional Sports Complex Rezoning, Project Number RZ-24-09-07; Moved by Member Keller, Seconded by Member Butler; Motion carried 5-0, with Vice-Chair Forges absent.

• **MISCELLANEOUS**

1. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- Steady progress is being made with the Comprehensive Plan update
- Staff have received the first draft of the Land Development Code update
- Wawa construction and the plat to split off a portion of the parcel are moving along
- Staff are awaiting plan resubmittal for the Walmart Neighborhood Market

Planning & Zoning Commission
January 14, 2025

Member Keller asked about the method for determining the installation of high divider walls in the median along certain sections of North Clarke Road. **Zoning Manager Whitfield** addressed his question.

Chair Lomneck inquired about the status of Ocoee Gateway. **Zoning Manager Whitfield** addressed his question.

• ADJOURNMENT – 7:23 PM

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



CITY OF OCOEE
PLANNING & ZONING COMMISSION
(Local Planning Agency)

STAFF REPORT

Meeting Date: March 20, 2025
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Ginger Corless

Subject: Workshop: Envision 2045 Ocoee Comprehensive Plan & Land Development Code Update
(Zoning Manager Whitfield)

BACKGROUND SUMMARY:

Chapter 163, Part II, Florida Statutes, requires that local governments adopt a comprehensive plan that establishes the principles, guidelines, standards, and strategies for the orderly and balanced economic, social, physical, environmental and fiscal development of the City. Section 163.3177(5)(a), F.S., requires that the Comprehensive Plan includes at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period.

The current Comprehensive Plan, adopted on October 1, 2002, has reached its long-term planning horizon of 2022. Therefore, "The Comprehensive Plan must be updated to include the statutorily required ten-year and twenty-year planning horizons." Additionally, Section 163.3177(6), F.S., requires the Comprehensive Plan to be based on relevant and appropriate data and an analysis by the City that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of the preparation and adoption of the plan.

To maintain compliance with Chapter 163, Part II, Florida Statutes, the City is moving forward with and is actively preparing its Comprehensive Plan, entitled "Envision 2045 Ocoee Comprehensive Plan" ("Envision 2045"), which shall be the governing policy framework for direct growth and development in the city over the next twenty years. Envision 2045 shall establish Goals, Objectives, and Policies to achieve its vision of Ocoee becoming "a vibrant, attractive and economically sustainable community where businesses thrive and neighborhoods flourish through diverse, compact, and complementary land uses that produce quality developments, enhanced and active public realms, and safe and efficient mobility systems while simultaneously preserving environmental systems and creating parks, trails and open spaces to promote social engagement, community health and overall well-being of the City."

Envision 2045 and its supporting Data, Inventory and Analysis (DIA) document are being prepared in-house by a multi-department Comprehensive Planning Team comprised of staff from Development Services, Public Works, Utilities, and Parks and Leisure Services Departments, with technical assistance from the City's transportation consultant firm regarding the Transportation Element (which will be renamed the Mobility Element). The DIA document, upon completion, will contain an evaluation of historical growth and development trends. It will also include the development of the City's 2045 population projections based on several methodologies (including those listed in Florida Statutes), an evaluation of anticipated demands, and an assessment of the City's ability to accommodate these demands on public infrastructure and municipal services, including completion of the 10-Year Water Supply Plan.

Based on current tracking, the completion of Envision 2045 Comprehensive Plan is as follows:

- Planning and Zoning Commission Hearing - April 8, 2025
- City Commission 1st Reading Transmittal - April 15, 2025
- State Agencies 45-Day Commenting Period - May 30, 2025
- City Commission 2nd Reading/Adoption - June 17, 2025

Concurrently with Envision 2045's preparation, Development Services staff, with technical assistance from the Comprehensive Planning Team, are updating the Land Development Code to create zoning districts, urban design

and architectural standards, development policies and procedures, and other regulations to implement the Goals, Objectives, and Policies of Envision 2045. The LDC Update is an 18-month contract with a Planning Consulting Firm that kicked off in February 2024. The first LDC Draft Deliverable, received on December 31, 2024, was rejected by the City for incompleteness, and Development Services staff have met with the Consultant Team on several occasions to develop an acceptable First Draft. With the anticipated adoption of Envision 2045 in June, completion of the new Land Development Code update will have both the 1st and 2nd reading/adoption in July and August 2025.

On March 4, 2025, the City Commission approved a Resolution that placed the public and all parties on notice that the City is actively preparing Envision 2045, which is the new governing policy framework for regulating growth in the City and the new and updated Land Development Code. The goal of the LDC Update is to bring nonconformities into compliance, to govern real properties, including buildings, structures and premises, as necessary, to protect the health, safety and welfare of existing and future residents and property owners within the City's jurisdictional limits, and to foster development patterns and designs that not only protect but also enhance the public realm with beautiful peacemaking standards, that promote the efficient use of municipal investments and infrastructure, that achieve infill, redevelopment and adaptive reuse, and that add to the quality, character, economic vitality, and sustainability of the City, and includes provisions for the City's enforcement.

Since the results and findings of the DIA efforts and the Vision/draft Goals and Objectives were presented to the Planning and Zoning Commission in February and August 2024, respectively, this workshop will provide:
A brief recap of the DIA findings and Comprehensive Plan Vision and Goals,
Presentation of the draft implementing policies under each Element Objective presented in August 2024,
An overview of the reorganization of the LDC and a summary of the purpose and intent of each article, and
Notable or significant amendments to the LDC's regulatory standards, framework, and expectations for development moving forward.
Staff is seeking feedback from the Planning and Zoning Commission on the draft policies and LDC changes as we finalize these respective documents.

ISSUE:

N/A

RECOMMENDATIONS:

N/A

ATTACHMENTS:

1. Ordinance - Envision 2045 Ocoee Comp Plan
2. Envision 2045 Comp Plan_Policy Doc

**ORDINANCE NO. 2025-
(Envision 2045 Ocoee Comprehensive Plan)**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 1991, AS AMENDED, TO REPEAL THE 2002 OCOEE COMPREHENSIVE PLAN IN ITS ENTIRETY AND REPLACE SUCH PLAN WITH A NEW, UPDATED COMPREHENSIVE PLAN ENTITLED ENVISION 2045; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (City) has adopted the City's Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, the Growth Policy Act (the "Act"); and

WHEREAS, Part II, Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government to adopt a comprehensive plan and amendments to the comprehensive plan; and

WHEREAS, Section 163.3177(5)(a), Florida Statutes, requires each local government comprehensive plan to include at least two (2) planning periods, one covering at least the 10-year period occurring after the plan's adoption and one covering at least a 20-year period; and

WHEREAS, The City's current Comprehensive Plan, which was adopted on October 1, 2002, and which was originally anticipated to cover a 20-year planning period to October 1, 2022, remains in effect pursuant to Section 163.3197, but is overdue for updating; and

WHEREAS, pursuant to the guidance established in Section 163.3177(6), Florida Statutes, the City has gathered data, including population projection data and forecasted utility demands, and has inventoried the character of undeveloped land, other conditions, and natural resources including the availability of water supplies, and analyzed such data and inventory as well as growth trends in order to plan for the 10-year and 20-year planning horizons; and

WHEREAS, based on the updated Data, Inventory, and Analysis (DIA), the City has prepared updated goals, objectives, and policies to guide the City's growth as an urban city over the long-term planning horizon and has embodied such Goals, Objectives, and Policies into a new Comprehensive Plan to be known as "Envision 2045 Ocoee Comprehensive Plan," which repeals and replaces the 2002 Comprehensive Plan in its entirety; and

WHEREAS, pursuant to Section 163.3174(4)(a), Florida Statutes, the City's Local Planning Agency (LPA) conducted a public hearing on Tuesday, April 8, 2025, to consider the proposed Envision 2045 Ocoee Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, April 15, 2025, the City Commission conducted a public hearing to consider the transmittal of the Envision

2045 Ocoee Comprehensive Plan and, after consideration of public comments, authorized its transmittal to reviewing agencies pursuant to Section 163.3184(3), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The foregoing recitals are hereby ratified and confirmed as true and correct and incorporated herein by this reference.

SECTION 2. AUTHORITY. The City Commission of the City of Ocoee has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

SECTION 3. UPDATE OF THE COMPREHENSIVE PLAN. The City Commission hereby repeals in its entirety the adopted 2002 Comprehensive Plan and replaces such plan with a new Comprehensive Plan to be known as Envision 2045 Ocoee Comprehensive Plan and its implementing vision, goals, objectives and policies, as provided in Exhibit "A."

SECTION 4. TRANSMITTAL. The City Clerk is hereby authorized to transmit the required copies of the amendment to the City's Comprehensive Plan to the reviewing agencies as required pursuant to Section 163.3184(3)(b), Florida Statutes, to wit, the state land planning agency, the East Central Florida Regional Planning Council, the South Florida Water Management District, the Department of Environmental Protection, the Department of State, the Department of Transportation and, if applicable, the Department of Education, and any other local government or government agency that has filed a written request for such review. Following transmittal, the ordinance will be considered for final adoption. Following final adoption, the City Development Services Director is authorized to revise the City of Ocoee Comprehensive Plan in accordance with the provisions of this Ordinance.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective following adoption and in accordance with the provisions stated in Section 163.3184(3)(c) and (11), Florida Statutes.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2025
READ FIRST TIME _____, 2025.
READ SECOND TIME AND ADOPTED
_____, 2025.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**
this _____ day of _____, 2025.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT “A”

ENVISION 2045 OCOEE COMPREHENSIVE PLAN

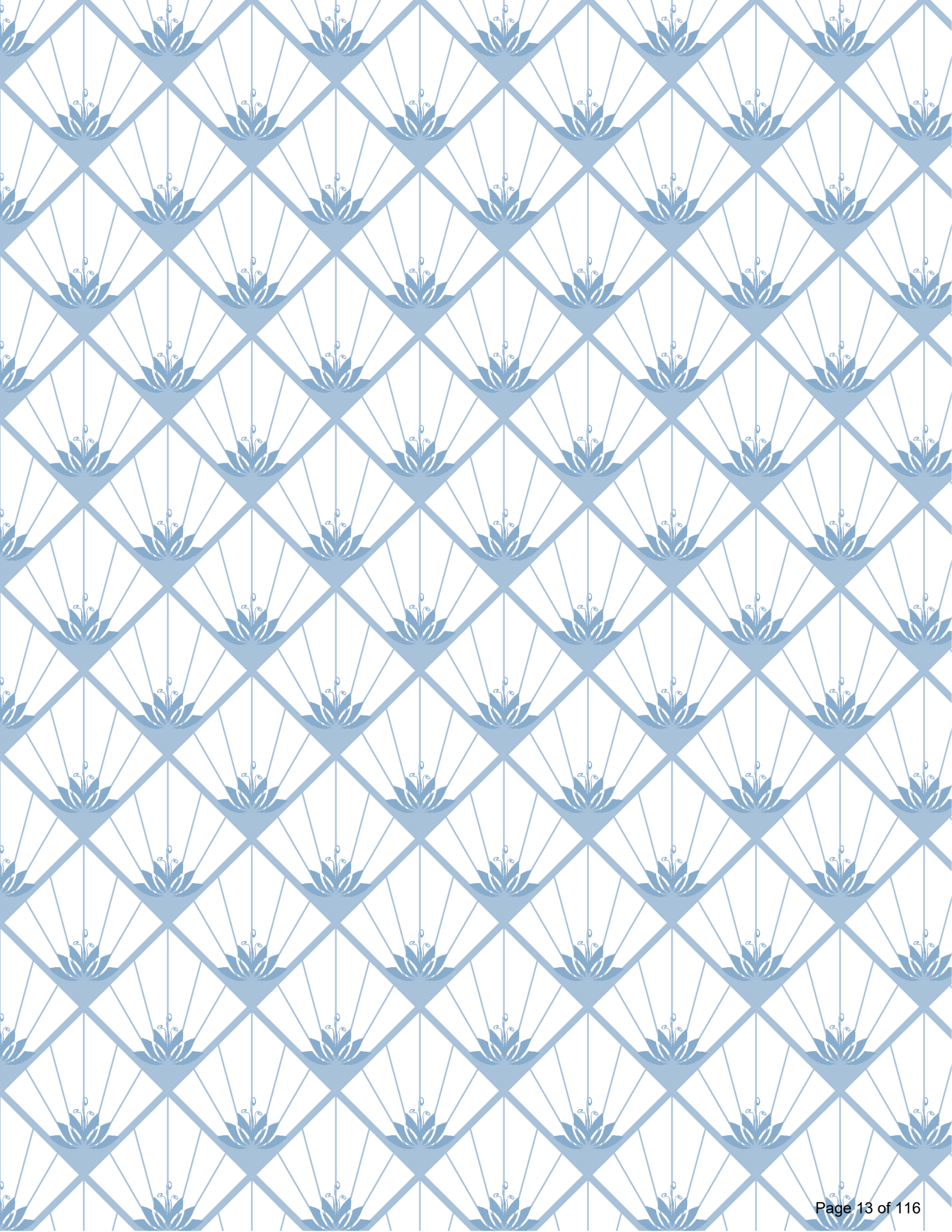
Exhibit A



ENVISION 2045

OCOE COMPREHENSIVE PLAN

DRAFT



CHAPTERS

Introduction

1

Vibrant, Attractive & Inclusive
Community

2

Efficient, Reliable & Well-Maintained
Infrastructure

3

Safe & Convenient Mobility

4

Environment-Friendly, Resilient &
Sustainable Community

5

Responsible, Accessible & Open
Governance

6

Appendix



VISION STATEMENT

The City of Ocoee is a **vibrant, attractive, and economically sustainable community** where **businesses thrive** and **neighborhoods flourish** through **diverse, compact, and complementary land uses** that produce **quality development** and **safe, connected mobility systems** through adequate movement of people and goods while simultaneously **preserving environmental systems** and creating **parks and open spaces** to promote **social engagement** and enhance **community health** leading to the overall wellbeing of the City.

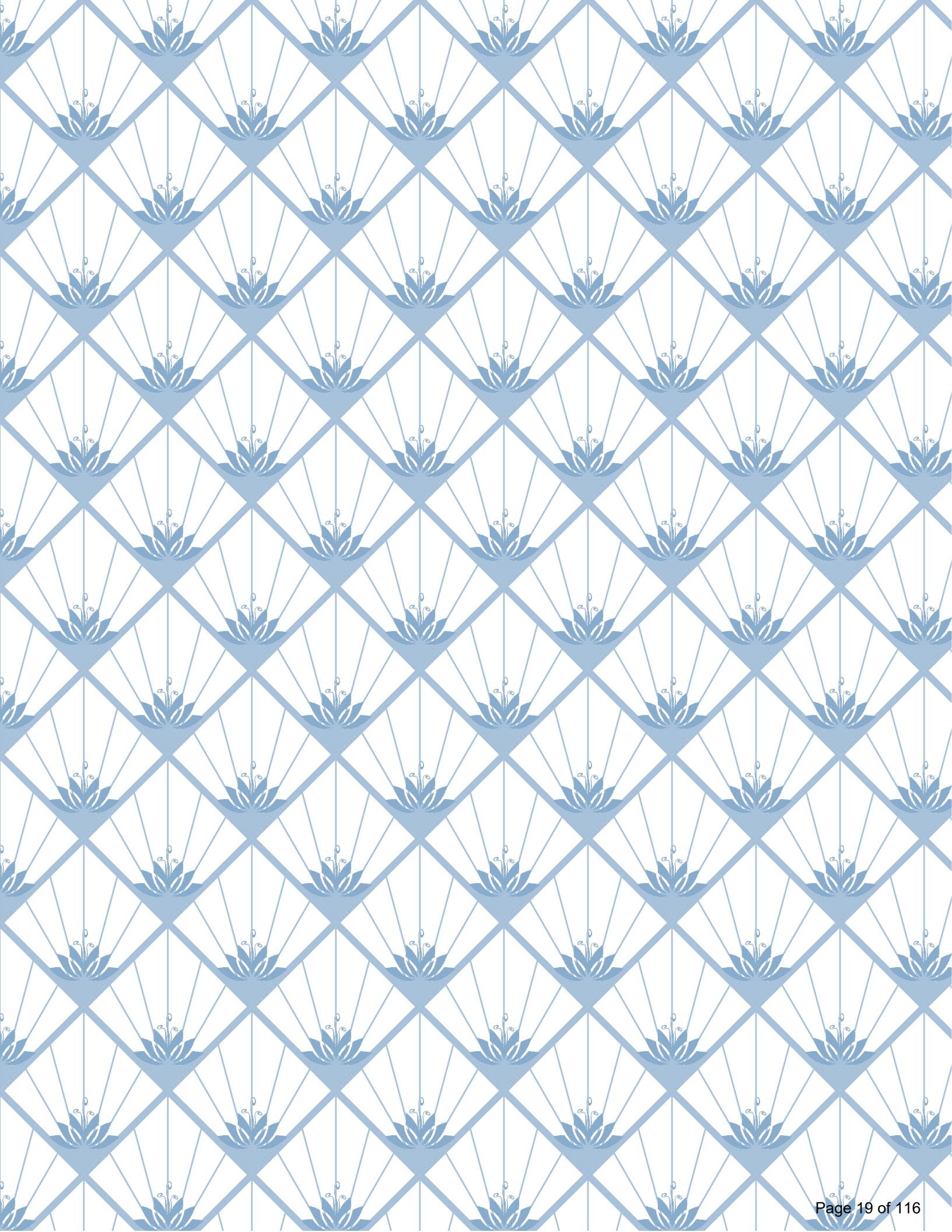


VIBRANT, ATTRACTIVE & INCLUSIVE COMMUNITY



CHAPTER

2



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CHAPTER 2

Vibrant, Attractive & Inclusive Community

Future Land Use Element

Housing Element

Recreation & Open Space Element



FUTURE LAND USE ELEMENT

FLU GOAL: THE CITY WILL CREATE A HEALTHY, SUSTAINABLE AND BALANCED COMMUNITY WHERE GROWTH OCCURS IN A SUSTAINABLE MANNER THAT PROTECTS AND PRESERVES THE NATURAL ENVIRONMENT AND THE BUILT ENVIRONMENT MEETS THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF PRESENT AND FUTURE RESIDENTS AND PROPERTY OWNERS.

FLU Objective 1 - Future Land Use Map: The City of Ocoee shall maintain a Future Land Use Map that complements and protects the residential character of established neighborhoods, create transitional land uses and a vibrant mix of uses in the City's Downtown, stimulate growth within Target Areas and along Target Corridors, and innovate coordinated and connected development in a manner that maximizes existing and planned public facilities, services and infrastructure.

FLU Policy 1.1: The official Future Land Use Map (FLUM) shall be embodied in Figure 1, as may be amended from time to time, and shall embody the vision for how the City will grow and shall ensure the complementary blend, transition, and organization of land uses to support a healthy community and vibrant economy.

FLU Policy 1.2: The Future Land Use Map shall regulate the intensity and density of development, as defined herein, in accordance within the future land use categories described in this Element.

FLU Policy 1.3: Intensity shall be established by the maximum floor area ratio (FAR) allowable under the future land use designation, and density shall be established by the number of dwelling units per acre allowable under the future land use designation.

Development intensity shall be calculated by the sum of the horizontal gross floor area of all floors or stories of all buildings, excluding

below grade floor areas, such as basements and underground parking, measured from the exterior surface of the walls, whereas density shall be calculated by the total number of dwelling units on a development site divided by the land area of the development site in acres.

FLU Policy 1.4: Maximum non-residential intensity and residential density are not an entitlement and may not be achievable in all situations. Intensity and density, as constructed, will depend on the site's ability to comply with site design and engineering regulations and requirements within the City's Land Development Code and Engineering Standards Manual, as well as relevant regulations of regional and state agencies.

FLU Policy 1.5: For purposes of evaluating impacts on transportation, utilities, and other infrastructure demands, the determination of the maximum development potential of a site shall utilize the FAR and/or density of the gross land area less land areas that are required to be set aside or protected due to their environmentally sensitive nature, such as wetlands, floodplains, water ways, or surface waters and a 25-foot upland buffer, and land areas required by policy to be set aside or preserved for open space and buffers.

FLU Policy 1.6: Upon official vacation and/or abandonment of a public road, street, or alley, the future land use designation applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street or alley.

FLU Objective 2 - Future Land Use Categories: Growth and desired development patterns shall be directed by the Future Land Use Map through a future land use category system that regulates density and intensity of development and protects natural resources to achieve the Plan Vision.

FLU Policy 2.1: The Future Land Use Map shall

FUTURE LAND USE ELEMENT

contain the following Future Land Use categories:

- Mixed Use (MU)
- Commercial (COM)
- Professional Offices and Services (POS)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public Facilities and Institutional (PFI)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low-Medium Density Residential (LMDR)
- Low Density Residential (LDR)
- Recreation and Open Space (ROS)
- Conservation and Preservation (CON)

MIXED USE CATEGORY

FLU Policy 2.2: The **Mixed Use** future land use designation is intended to apply to urban areas targeted for dense and intense urban developments. Development within the MU category shall not exceed a density of 20 dwelling units per acre or an intensity of 3.0 FAR.

Development on lands designated Mixed Use shall contain a mix of two (2) or more land uses, which shall consist of a residential component plus one (1) or more of the following uses: commercial, office, recreation, craft industrial, and assembly uses plus at least one (1) ancillary civic use, such as a plaza, mini-park, community urban garden, or other public gathering space.

For purposes of determining maximum development potential, the percent of land area to be used in the calculation shall be based on the number of proposed uses in a development. Such square footage and number of dwelling units can be spatially located as needed and in accordance with the Land Development Code.

Depending on the context of the surrounding area, the mixture of uses can consist of vertical and horizontal use integration or a combination thereof, with the vertical use integration being the preferred and

incentivized option. Under certain, limited circumstances, a single-use development may be permitted within the Mixed Use designation if such use is deemed by the Land Use Administrator to be a use that complements or functionally completes the character of the surrounding area or the use is a significant economic generator for the City.

FLU Policy 2.3: Application of the MU designation shall be limited to lands meeting at least one (1) of the below locational criteria:

- (1) Land is located within the Downtown District as depicted on the Future Land Use Map;
- (2) Land is located along a Target Corridor as described in the Land Development Code or a roadway designated a Context Class of T3 or T4 as depicted on the Future Transportation Map within the Mobility Element;
- (3) Land is within a one-quarter (1/4) mile radius of a designated City Gateway, Trailhead, or major transit stop; or
- (4) Land is located along a roadway segment that meets the pedestrian or bike level of stress standard.

In all situations, lands designated Mixed Use shall be fully served or planned to be fully served by public facilities and other municipal services, except that, if utility improvements are needed to serve the development, the costs associated with such improvements shall be the responsibility of the developer or property owner. Except in limited instances in the Downtown District, in no case shall this designation be permitted on land served by septic systems or water wells. In the Downtown District, Mixed Use designated land shall require connections to utilities to provide connections for potable water and sanitary sewers to the extent practicable.

FLU Policy 2.4: Within the Mixed Use future land use designation, a cohesive, compact, and

FUTURE LAND USE ELEMENT

walkable development may be eligible for a density bonus of up to an additional 10 dwelling units per acre, if such development:

- Includes or incorporates vertical use integration;
- Creatively blends residential uses with different yet complementary land uses in a physically and functionally connected and balanced development;
- Is connected to and activates the public realm; and
- Provides a minimum floor area ratio of 0.15 of commercial uses.

FLU Policy 2.5: In the Downtown District, as depicted on the Future Land Use Map, allowable uses shall include commercial, office, craft industrial, and residential uses, to include detached and attached single-family units, duplex, triplex, quadplex, and cluster homes, on parcels primed for urban infill, redevelopment or adaptive-reuse of the existing structure upgraded to current architectural and urban design standards.

FLU Policy 2.6: Within the Downtown District, the design and construction of any new solitary single-story building or a minimum of one-third (1/3) of all single-story buildings of new multiple building development or redevelopment shall be designed, engineered, and constructed to support and accommodate the addition of upper floors even if such floors will not be constructed until a later date.

PROFESSIONAL OFFICES AND SERVICES (POS) AND COMMERCIAL (COM) CATEGORIES

FLU Policy 2.7: The **Professional Offices and Services** and **Commercial** future land use designations are intended to apply to areas served or planned to be served by public utilities and targeted for commercial and office development adjacent to arterial roadways or within one-half (1/2) mile of an intersection of a collector roadway and arterial roadway. Properties with these

designations may be developed at a floor area ratio no greater than 3.0.

FLU Policy 2.8: Within the POS and COM future land use designation, mixed use developments, when allowed by the Land Development Code, may be developed at up to 10 dwelling units per acre but must include a residential component at a minimum density of 6 units per acre integrated with commercial and/or office component at a floor area ratio of at least 0.15.

Permissible land uses include commercial, professional office, and personal services in close proximity to residential to help meet for the daily needs of the community and reduce vehicle miles of travel. For a multi-building development, at least one-quarter (1/4) or twenty-five (25) percent of the total number of buildings shall include vertically integrated uses.

FLU Policy 2.9: Activity Centers are permitted in the Commercial future land use designation. Activity Centers are major nodes of employment which may, by scale and development intensity, become significant economic drivers that would advance the City's Envision 2045 Comprehensive Plan.

Activity Centers generally include a mix of residential and commercial land uses. At the time of their creation, Activity Centers may include site-specific policies within the Comprehensive Plan and standards within the Land Development Code to direct the growth, development pattern, and urban scale and form within the Activity Center Areas. Mix of uses, an attractive public realm, pedestrian and bicycle travel, and transit are emphasized in the planning and design of Activity Centers.

FLU Policy 2.9.a: Activity Centers should encourage a development pattern that contains a mix of housing types and densities to the extent possible. Retail, service, and recreational facilities shall also be integrated within these areas. Non-

FUTURE LAND USE ELEMENT

residential areas shall define the hub and focus of the area. Retail and service establishments, including government buildings and cultural centers, may also be included within the Centers. Activity Centers should be within walking or bicycling distance to local residents. Sidewalks should be placed on both sides of the roadways and shall connect to sidewalks within residential developments. All parking areas shall be heavily landscaped and setbacks may be reduced for any parking located behind the buildings.

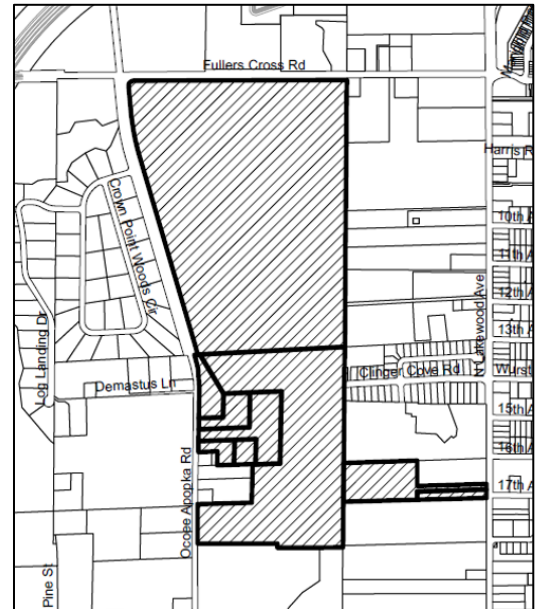
FLU Policy 2.9.b: The Activity Centers identified by the City include:

- (1) Good Homes Road Activity Center at Good Homes Road and State Road 50
- (2) West Oaks Activity Center at Clarke Road and State Road 50
- (3) Minorville Activity Center at Bluford Avenue and State Road 50
- (4) Lake Bennet Activity Center at Blackwood Avenue and State Road 50
- (5) Silver Star Activity Center at Clarke Road and Silver Star Road
- (6) Northwest Activity Center at Ocoee-Apopka Road and Fullers Cross Road.

FLU Policy 2.9.c: Development of lands within the Northwest Activity Center shall comply with sub-policies (1) through (8) as established herein.

- (1) The Northwest Activity Center boundary shall be comprised of parcels numbers: 07-22-28-0000-00-001, 07-22-28-0000-00-023, 07-22-28-0000-00-057, 07-22-28-0000-00-041, 07-22-28-0000-00-039, 07-22-28-0000-00-043, 07-22-28-0000-00-105, 07-22-28-0000-00-060, and 07-22-28-0000-00-

074, totaling 150 acres generally located in the southeast corner of the Ocoee Apopka Road and Fullers Cross Road intersection, and as depicted below.



- (2) Certain protective covenants and restrictions are applied to Parcel 07-22-28-0000-00-001 (Chevron Parcel), in accordance with Special Warranty Deed # 20230735916, dated December 27, 2023. More specifically, these restrictions limit allowable land uses and utilization of groundwater on said parcel.
- (3) To achieve consistency with adopted policies of the Conservation Element and to mitigate approximately 21.94 acres of wetland impacts, prior to site plan approval of any lands within the Northwest Activity Center, the owner/developer shall, to the satisfaction of the City:

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- (1) Provide a plan, as part of the site plan review and approval, for the completion of all required environmental remediation of the Northwest Ocoee Brownfield Area, including excavation and disposal of contaminated soils and/or relocation of contaminated soils under buildings or permanent hardscape and monitoring requirements during construction. The environmental remediation plan shall include provisions for the handling of contaminants during construction to preclude off-site contamination through soil transport, disturbance of dust, stormwater entrainment, and vehicular tracking.
- (2) Establish a comprehensive stormwater and floodplain management system to treat, retain and enhance stormwater and provide for flood-carrying and flood storage capacity for the site with remediation plans, consistent with SJRWMD permit requirements.
- (3) Conserve and develop a management plan covering approximately 287 acres of Conservation lands located within the limits of the City of Ocoee.
- (4) Submit a mitigation plan consistent with permit(s) issued by the SJRWMD for the Northwest Activity Center that offsets the loss of low-quality wetlands on the site with conservation activities that benefit the Lake Apopka and/or Upper Ocklawaha Basin.
- (4) Development of the Northwest Activity Center area, including the Ocoee Regional Sports Complex (the "ORSC"), shall comply with any applicable provisions of Florida's Wekiva Parkway Protection Act, 2004.
- (5) Development shall be regulated by the ORSC Planned Unit Development (PUD) Land Use Plan and related documents, as approved by the Ocoee City Commission. These may include any recorded easements, conditions of approval and development agreement(s), as deemed necessary.
- (6) Irrespective of any other limitations or conditions, maximum development intensity shall not exceed any of the following parameters:
 - (a) Maximum floor-to-area Ratio (FAR) of 0.4. For purposes of this policy, maximum FAR shall be calculated using the Ocoee Regional Sports Complex PUD's net developable acreage.
 - (b) Maximum 42 acres of sports fields area, with no more than 17 multi-purpose-fields.
 - (c) Maximum 1.33 million gross leasable square feet of mixed and multi-use commercial development, including sports & recreational facilities (including indoor and

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outdoor venues); commercial uses (including restaurants, retail stores, indoor & outdoor entertainment), hotels, offices, and ancillary or related uses. Parking shall be provided via a combination of surface, podium and structured parking facilities. This square footage shall be in addition to the area described in sub-policy 2 as sports field area.

- (d) Maximum of 1,250 hotel keys.
 - (e) Maximum of 17,960 net new external daily trips.
- (7) Owner/developer shall be responsible for improvements to transportation, utilities, or any other infrastructure associated with the project's development, as specified in applicable Land Use Plan(s), Development Agreement(s), Conditions or Approval, or equivalent legal instruments

INDUSTRIAL CATEGORIES

FLU Policy 2.10: Developments within the Industrial future land use designation may include a variety of manufacturing, warehousing, distribution, production, product assembly, and freight, trucking or other logistical uses. Uses requiring outdoor storage, including but not limited to the storage of vehicles, equipment, or goods and merchandise, and industrial activity occurring outdoors shall be classified as Heavy Industrial. Uses involving sheltered or very limited outdoor storage of non-noxious or otherwise unpleasant materials but where the conduct of business activity occurs indoors shall be classified as Light Industrial.

FLU Policy 2.11: Industrial uses must have access from roadways that can support heavy vehicles, machinery, and shipping trucks, and site design shall assure that on-site turning movements allow ingress/egress without vehicles backing into or out of the site or parking on road rights-of-way

FLU Policy 2.12: Properties designated **Heavy Industrial** or **Light Industrial** are allowed to be developed at a floor area ratio no greater than 3.0. When developed as a mixed use development, properties may be developed at a maximum density of 15 dwelling units per acre so long as such development:

- Includes a residential component at a minimum density of 6 dwelling units per acre;
- Includes supportive non-residential use at a minimum floor area ratio of 0.15; and
- Is within one-half (1/2) mile of shopping, dining and entertainment, medical services, recreation, and other commonly enjoyed activities and resources which are accessible by safe, multi-modal transportation options that meet the standards established in MOB Policy 1.1.

FLU Policy 2.13: A mixed use development in the Industrial land use designation that complies with FLU Policy 2.12 and that incorporates vertical integration of residential and non-residential uses in half (1/2) of all buildings may be eligible for a density bonus of up to an additional 10 dwelling units per acre.

RESIDENTIAL CATEGORIES

FLU Policy 2.13: The City shall encourage the availability of housing types for the various stages of life and manage residential land uses in a manner which ensures adequate quantity, affordability, and typologies of housing and land use compatibility. To this end, the City designates sites and residential densities in accordance with the following

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land use designations. Calculations for density shall be rounded to the nearest whole number.

FLU Policy 2.14: **Low Density Residential.** Properties designated Low Density Residential shall be developed at a density not to exceed 5 dwelling units per acre. Low Density Residential areas shall be intended for development of detached single-family and two-family housing, including accessory dwelling units. New development, redevelopment and infill development shall ensure that residential developments are served by sidewalks and bikeways, internal and local streets engineered for slow, safe motorist travel, have reasonable access to recreation, shopping, dining, schools, and public services, and be buffered from the nuisance effects of higher intensity uses.

FLU Policy 2.15: **Low-Medium Density Residential.** Properties designated Low-Medium Density Residential shall be developed at a density between 5 to 8 dwelling units per acre. Developments in this designation may include single-family detached, townhome, two-family or duplex, triplex, quadplex, cottage courts, courtyard buildings, and, under limited circumstances, live-work unit housing typologies. New development, redevelopment and infill development shall ensure that residential developments are served by sidewalks, bikeways, connect to trails, engineer internal and local streets for slow, safe motorist travel, and should have convenient access to recreation, shopping, dining, entertainment, schools, and public services.

FLU Policy 2.16: **Medium Density Residential.** Properties designated Medium Density Residential shall be developed at a density between 8 to 15 dwelling units per acre. Medium Density Residential areas shall be regarded as areas of moderate density of detached and attached housing. Permitted uses may include single-family units, townhomes, cottage courts, courtyard

buildings, zero lot line, cluster homes, multiplex and modular housing and under limited circumstances, small-scale multi-family housing and live-work units. Medium Density Residential areas shall be accessed primarily by collector streets and secondarily by local streets with pedestrian and bicycle paths engineered for slow, safe motorist travel. Developments within this designation shall plan for access to transit, and new developments shall provide amenities including recreation and functional open and civic space and, when appropriate, be scaled for compatibility with existing, adjacent Low Density Residential areas.

FLU Policy 2.17: **High Density Residential.** Properties designated High Density Residential shall be developed at a density between 15 to 20 dwelling units per acre. In High Density Residential areas, it is the City's intent to facilitate urban building layouts that front on and address internal and external streets, including the use of innovative site and multi-modal-oriented designs, varied housing typologies, and sustainable construction techniques, including those described in the Conservation Element and Drainage Sub-Element.

PUBLIC/SEMI-PUBLIC CATEGORIES

FLU Policy 2.18: **Public/Semi-Public Facilities.** The Public/Semi-Public Facilities land use designation is intended for recreational (passive and active), cultural, civic, and non-residential auxiliary uses, such as small restaurants, limited retail, community centers, government buildings, public/private utilities, and similar uses. Development shall not exceed a floor area ratio of 2.0.

FLU Policy 2.19: **Recreation and Open Space.** The Recreation and Open Space designation shall emphasize access and opportunities for passive and active open spaces and facilities that promote healthy active lifestyles for residents and visitors to the community.

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Development activity shall not exceed a floor area ratio of 0.5.

FLU Policy 2.20: **Conservation and Preservation.** The City recognizes the value of its natural lands in providing wildlife, tree and plant habitats regulating climate, providing recreational and aesthetic amenities, including multi-use trails, and maintaining the balance of natural systems. The City shall ensure that land with a Conservation and Preservation designation, and other natural resources are protected to the greatest extent practicable through the implementation of the land development regulations and processes. Therefore, this designation shall be used for the long-term preservation of environmentally sensitive lands and natural resources. Development within this designation shall be limited to a floor area ratio of 0.1.

FLU Objective 3 - Amending the FLUM: The City shall ensure that land use decisions and development, both public and private, reinforce and improve the identity and quality of life within the City.

FLU Policy 3.1. Amendments to the Future Land Use Map shall be evaluated based on the maximum development potential of the proposed future land use designation and shall demonstrate consistency with the following criteria.

FLU Policy 3.1.a. Adequate transportation and public facilities and services are available to accommodate the projected demand consistent with the adopted level of service standards. If capacity is not available, development agreements shall be executed to ensure that infrastructure facilities and services will be available to accommodate the proposed amendment by or before the build-out of the development.

FLU Policy 3.1.b. The amendment will maximize existing and planned public

infrastructure investments. The City shall discourage future land use map amendments that result in land use designations in locations unsuitable or not ready to support the proposed density and/or intensity of development.

FLU Policy 3.1.c. The proposed amendment encourages infill and redevelopment within special areas.

FLU Policy 3.1.d. The proposed future land use designation is compatible with adjacent future land use designations and surrounding land uses, including development intensity, off-site odor, noise, visual, and motorist traffic impacts, and shall consider the character of the undeveloped land, soils, topography, natural resources, and historic resources on site as well as the vision of the City for the area in which the proposed amendment is located.

FLU Policy 3.1.e. The proposed amendment furthers the City's economic diversity and fosters the Live Here/Grow Here vision in the Housing Element.

FLU Policy 3.2. Prior to approval of a future land use map amendment, capacity analyses based on the maximum development of the proposed future land use designation shall be provided to evaluate impacts on transportation, utilities and other infrastructure. The determination of the maximum development potential of a site shall utilize the density on the gross land area less land areas that are required to be set aside or protected due to their environmentally sensitive nature, such as wetlands, floodplains, water ways or surface waters and 25-foot upland buffer, and land areas required by policy to be set aside or preserved for open space and buffers.

FLU Policy 3.3: No amendment to the Future Land Use Map shall be approved that

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encourages, expands or in any way promote the proliferation of urban sprawl, as described by indicators established in Section 163.3177(6)(a)9, Florida Statutes.

FLU Objective 4 - Managing Growth: The City recognizes that enhanced quality of life is essential to retaining residents and attracting visitors to the City. To that end, the City shall develop policies that maintain healthy communities and sustainable neighborhoods, accommodate population growth in a responsible manner, and foster social stability and fiscal responsibility.

FLU Policy 4.1: Development and redevelopment shall be directed to areas where a full range of municipal facilities and services are provided or planned to be provided to effectively and efficiently meet physical, social, and economic needs of the City.

FLU Policy 4.2: The City will update the Land Development Code to provide regulations that achieve quality community development, including provisions for sound urban form and scale, attractive building architecture with pedestrian-oriented building façades and orientation, safe and efficient movement of people and goods, protection of the public realm, and environmental stewardship.

FLU Policy 4.3: Priority shall be given to innovative developments and site designs that provide multi-modal transportation and to street design options that create an attractive public realm, connect the site to the surrounding area, and integrate different yet complementary land uses to reduce vehicle miles traveled and allow residents to live, work and shop in close proximity.

FLU Policy 4.4: To bolster the ability of residents to age in place and live in dignity, the City will provide for the geographic distribution of land uses and municipal facilities, services,

programs, and resources in a manner that meets the needs of a growing and diverse population while ensuring that benefits and burdens of growth are shared across the community, including housing, healthy food options, and access to health and community services, shopping, entertainment, and education.

FLU Policy 4.5: The City recognizes the need and importance of lively, inclusive, and safe public spaces. The City will support facilities and programs that make recreational opportunities, pedestrian and bicycle facilities, and gathering spaces accessible for all citizens to enjoy regardless of age and abilities.

FLU Policy 4.6: Recognizing that population growth results in increased transportation demand, the City will develop an Anticipated Right-of-Way Needs Map to clearly depict existing right-of-way and areas where additional right-of-way is needed. New developments along such right-of-way shall be required to dedicate needed right-of-way to the City. When sufficient right-of-way is accumulated, the City shall plan for road improvements that improve transportation capacity, including modern roundabouts and connecting streets as alternatives to road widening, as well as multi-modal transportation options.

FLU Objective 5 - Growing Sustainably. The City shall strive for innovation and sustainability in site and building design and shall incentivize Low Impact Development (LID) and International Code Council (ICC) Green Building for Residential and Commercial developments.

FLU Policy 5.1: Land use and development decisions shall promote high density, diverse land uses, proximity of essential services, walkability, context-sensitive multimodal transportation, and community programs to ensure residents can access most daily needs,

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such as food/ groceries, healthcare, schools, parks, and employment within a 15-minute walk or bike ride from their homes.

FLU Policy 5.2: The City shall achieve and maintain an integrated system of connected lakes, wetlands, parks, and trail facilities to encourage the use of alternative transportation options for commuting, shopping, or recreating.

FLU Policy 5.3: The City shall support innovative thinking, planning and engineering principles and practices that are flexible to react to changing market conditions.

FLU Policy 5.4: Development nodes/clusters within one-quarter ($\frac{1}{4}$) mile of arterial or collector corridors shall contain a mix of land uses and verticality.

FLU Policy 5.5: The City shall identify strategies to combat or minimize urban heat island effects and surface level pollutants in order to protect the general health, welfare and safety of residents and visitors.

FLU Objective 6 - Fostering Economic Vitality. The City shall develop strategies and incentives that foster and improve the stability and economic well-being of the City and activate the livelihood of Ocoee's Downtown.

FLU Policy 6.1: The City shall initiate community planning, urban development, and redevelopment strategies that prepare businesses, production facilities, trades, and related activities to withstand negative changes and challenges in the economy and to continue to provide jobs and income to support the community.

FLU Policy 6.2: The City shall provide land uses in sufficient quantities and diversities and in appropriate locations that allow for entrepreneurship and job creation through technology, traditional and craft industries, cooperatives, office/trade hubs, and similar

activities.

FLU Policy 6.3: The City shall seek opportunities to increase its economic strength by leveraging programs, land uses, utilities and transportation facilities across the City.

FLU Policy 6.4: The City will provide community amenities and benefits, including but not limited to:

- Public park and recreation improvements, public plazas, benches, pedestrian-scale lighting, wayfinding for motorists and bicyclists, and usable open space;
- Public art or amenities;
- Public parking for motorists and bicycle parking;
- Lockers and showers for employees,
- Community gardens, urban agriculture, etc.; and
- Contributions toward community identity.

FLU Objective 7 - Maintaining Healthy Environmental Systems. The City shall develop programs and evaluate land use decisions that support and maintain a healthy environmental system.

FLU Policy 7.1: The City shall discourage the proliferation of urban sprawl by directing or locating growth and development to urban areas, implement cost-effective provision or extension of public facilities and services, and promote walkable, bikeable, and connected communities and compact development with a mix of uses at densities and intensities that support a range of housing choices.

FLU Policy 7.2: The City shall implement through the Land Development Code a Floodplain Management Ordinance that diverts growth away from floodplain areas and promote flood resiliency within the City.

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FLU Policy 7.3: The City shall prioritize projects that meet green building standards. The City shall also prioritize and encourage the use of low impact development and other green infrastructure practices to enhance sustainability and implement stormwater management strategies emphasizing use of natural site features and engineering facilities to replicate natural hydrologic patterns, and reduce the need for stormwater ponds.

FLU Policy 7.4: The City shall continue to enforce and implement the goals and principles of the Wekiva Study Area Requirements.

FLU Policy 7.5: The City shall identify environmentally-sensitive natural resources and ecosystems suitable for protection and actively direct development away from such resources and ecosystems, including aquifer recharge areas, drainage ways, rivers, lakes, riparian zones, wetlands, floodplains, watershed basins, and wellhead protection areas.

FLU Policy 7.6: The City shall strive to reconnect wildlife corridors, migration routes and nesting areas and create opportunities for sanctuaries for species listed as threatened or endangered.

FLU Objective 8 - Innovative Engineering Principles. Through incentives, regulations, and engineering solutions, the City shall ensure that the development and redevelopment of property utilize smart growth policies, resiliency planning, and sustainability principles to reduce flood risk and improve the built environment of the City.

FLU Policy 8.1: The City shall evaluate regulations which ensure that new development minimize the exposure of population, particularly vulnerable populations, and property to storm and flood damage through implementation of the Floodplain Management Ordinance.

FLU Policy 8.2: City-funded public facilities shall not be built in Special Flood Hazard Areas (SFHA), and the City shall adopt and implement regulations which align with the Florida Building Code to ensure that design and construction ensure the structural integrity of new, existing, and redeveloped buildings.

FLU Policy 8.3: The City shall identify opportunities to reduce density and intensity of existing development in flood zones.

FLU Policy 8.4: The City shall ensure that drainage swales, ditches, stormwater retention areas, and urban conveyance systems are maintained to achieve maximum design capacity and flow, including the conduct of periodic inspections of private drainage systems.

FLU Policy 8.5: The City shall incorporate flood mitigation strategies into landscaping and development standards of the Land Development Code, including providing incentives for elevating the first floor of structures on pilings to allow for parking beneath the structure in locations prone to flooding.

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HSG GOAL: THE CITY SHALL CREATE OPPORTUNITIES AND PROGRAMS AND PROVIDE GUIDANCE ON HOUSING RESOURCES IN ORDER TO PROVIDE AN ADEQUATE SUPPLY OF SAFE, AFFORDABLE, AND QUALITY HOUSING TO MEET THE DIVERSE HOUSING NEEDS OF CURRENT AND FUTURE POPULATIONS, INCLUDING THOSE WITH SPECIAL HOUSING NEEDS.

HSG Objective 1 - Attractive City: The City will develop and implement through the Land Development Code a Live Here, Grow Here program to make it more attractive for young people to stay in or move to Ocoee and to thrive through the availability of diverse, quality housing options and safe accessibility to schools, jobs, shopping, entertainment, recreation, and personal services via multimodal transportation choices.

HSG Policy 1.1: To ensure the adequate supply of housing to meet diverse housing needs of current and anticipated populations, the City shall conduct biennial assessments of housing demand and housing availability by type, age, value, and monthly cost, and shall map the distribution or location of these housing units in relation to needed facilities, services, and resources.

HSG Policy 1.2: The City will incentivize new, infill, and redevelopment projects that provide quality and diverse housing typologies within one-quarter (1/4) mile of shopping, jobs, entertainment, recreation, personal services, and schools, and where such accessibility is via existing and planned multi-modal transportation options or facilities that meet the adopted level of service standard for such facility.

HSG Policy 1.3: New residential developments shall be designed and constructed in a manner that prioritizes an attractive public realm and that is well-balanced and integrated with the surrounding neighborhood or area.

HSG Policy 1.4: Land use decisions shall consider existing and proposed population demographics and the availability of quality and diverse housing stock to accommodate such demographics.

HSG Policy 1.5: The City shall update the Land Development Code to adopt standards and regulations that promote, support, or stimulate quality communities through sound, time-tested urban and site design principles.

HSG Objective 2 - Protection of Residential Character: The City will protect the character of existing residential areas throughout the city by diverting or discouraging through-traffic, using active code enforcement, and giving priority consideration of residential infill. The City will biennially assess the condition of the City's housing stock and implement regulations and codes, in coordination with the Future Land Use Map, that prevent or eliminate residential blight along major corridors.

HSG Policy 2.1: The City shall eliminate substandard housing units or conditions by developing and implementing regulations and standards within the Land Development Code to address housing quality, aesthetics, and structural soundness as well as lot/parcel aesthetics and upkeep, particularly along key corridors as defined in the Mobility Element and Code.

HSG Policy 2.2: The City shall discourage redevelopment and demolition practices that significantly reduce existing housing stock or result in the displacement of very low-, low-, and moderate-income households, as well as housing for seniors or special populations. Developments that result in the displacement of the elderly or other special populations shall implement a relocation assistance program, approved by the City, before receiving final site plan approval.

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HSG Policy 2.3: Whenever possible, the City shall coordinate with the private sector and non-profit organizations to pursue adequate means and methods of upgrading or renovating existing substandard housing to City and Florida Building Code standards when the individual housing owner does not have reasonable capacity to improve the physical condition and aesthetics of such housing.

HSG Policy 2.4: Should the City's Code Enforcement and Fire Division, through inspections and monitoring, identify structures with substandard conditions, the City shall require renovations to correct the substandard conditions to protect public health, safety, and welfare.

HSG Policy 2.5: To minimize impacts to transportation capacity and operations, new residential units shall not have direct vehicular connection and access to arterial roadways and shall instead be accessed by collector or local roadways or grid networks or be accessed by a service road.

HSG Policy 2.6: New residential developments shall utilize grid patterns and shall provide for multiple points of access and connectivity to not focus or direct through-traffic through existing neighborhoods.

HSG Policy 2.7: Dead-end streets shall be avoided wherever possible. When a dead-end street cannot be avoided in order to protect environmentally sensitive natural resources, such street shall be designed as a loop lane around a usable vegetated common area, which features a combination of seating, shade, and open scape, or shall be designed to include an attractive termination within the center of the dead-end, such as a vegetated island park with consideration for a vertical feature such as an obelisk, trellis, or substantial tree.

HSG Objective 3 - Improve Housing Quality

and Diversity: The City will make every effort to ensure that every neighborhood within the city has a stable quality of life.

HSG Policy 3.1: The City shall evaluate its existing housing stock and land areas designated for residential developments within the Future Land Use Map and work towards improving housing quality and diversity of housing typologies throughout the city that accommodate the housing needs of residents at every stage of life, including young professionals, first time buyers/renters, newly married/divorced, small/large families, empty nesters, retirees, etc.

HSG Policy 3.1.a: The City will support development of infill on vacant lots for new residential developments that provide quality housing options that blend into the fabric of the community.

HSG Policy 3.1.b: The City will support and promote innovative housing and mixed-use developments that incorporate clustered, zero lot line, and multiplex housing unit types (including stacked and side-by-side duplexes, triplexes, quadplexes, courtyard buildings, cottage courts, townhouses, and live-work units) where such units can be part of an appropriately scaled project, whether new, infill, or redevelopment, can be clustered to generate vibrant and neighborly nodes within the community, or can accommodate a mix of income levels and varying sizes and bedroom compositions. The various unit mixes shall be well-blended within the development, in terms of architectural style, scale, form, accessibility, and distribution, without a visible distinction between the exteriors of market rate units and affordable housing units.

HSG Policy 3.2: The City will incentivize developments, projects, and programs that serve to revitalize communities and

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neighborhoods in a manner that enables residents to live active, healthy lives by providing safe and convenient access to multi-modal transportation options, recreation, nutritious food choices, and aging-in-place opportunities through the following strategies.

HSG Policy 3.2.a: The City shall ensure multi-use trails and sidewalks have amenities, such as benches, water, shade trees, and shelter from heat and weather within reasonable walking distances in order to promote walking and bicycling for recreation, commuting to work and school, and as an alternative to driving for short trips near home or work.

HSG Policy 3.2.b: The City shall enhance the safe walkability and ability to ride bicycles throughout the city within both the public realm and private developments, including safe and effective sidewalk systems, multi-use trails, cycle tracks, and other bicycling infrastructure, age- and ability-friendly crosswalks, and standards to bring building entrances close to streets, parking lots, and transit stops.

HSG Objective 4 - Quality Affordable Housing: The City shall ensure the availability of adequate affordable housing sites through the Future Land Use Map and shall implement, through the Land Development Code, standards to support housing diversity and eliminate barriers to affordable housing.

HSG Policy 4.1: The City shall support the provision of adequate housing sites for all residents, including housing for very low-, low- and moderate-income households, through the following policies.

HSG Policy 4.1.a: In addition to the areas designated Medium and High Density Residential on the Future Land Use Map, medium and high-density residential

developments shall be permitted within the Downtown Mixed Use, Activity Center, and other Special Planning Areas when such development meets the criteria below.

- (1) The development is located on a Complete Street or is on a roadway where the operating bicycle and pedestrian level of stress standard, as defined in the Mobility Element, is currently met.
- (2) If the site does not comply with HSG Policy 4.1.a(1), development of the site for affordable or attainable housing shall require or include improvements to the transportation system to bring the bicycle and pedestrian level of stress to the adopted standard. Such improvements shall be the responsibility of the developer.
- (3) The scale, form, and design of the development will be well-integrated and balanced with surrounding neighborhoods and areas and will protect the character of existing residential uses. Locations where density is planned to transition to a more intense or dense land use shall be seamless, using strategies such as parking and garages hidden from the street and consistency in setbacks, landscaping, sidewalks, and other infrastructure.

HSG Policy 4.2: To eliminate barriers to affordable or attainable housing, the City will provide development incentive programs and an expedited development review process within the Land Development Code and Permitting Process for qualifying affordable or attainable housing projects.

HSG Policy 4.2.a: The City shall provide

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specific programs and actions when state or federal funding become available, to partner with private or non-profit sectors to provide opportunities to close gaps in quality housing supply.

HSG Policy 4.2.b: Incentive programs shall include expedited review, approval, and permitting processes to minimize costs and delays.

HSG Policy 4.2.c: The City shall partner with County, private, or non-profit agencies as needed to provide for housing relocation when housing displacement occurs because of City action.

HSG Policy 4.3: The City will prioritize funding of public infrastructure and facilities installation or improvements in areas providing housing to very-low-, low-, and moderate-income households as well as areas providing sites for mobile homes, group home facilities, foster care facilities, or other alternative housing options.

HSG Policy 4.4: Residential developments shall comply with the architectural and site design requirements of the Land Development Code, and affordable housing developments shall be designed in a manner consistent with HSG Objective 3.

HSG Objective 5 - Senior and Special Population Housing: Through Vibrant, Attractive and Inclusive Community, the City will provide a variety of lifestyle and housing choices for senior, elderly, disabled, and other special populations, including residents defined in Section 419.001, Florida Statutes, to live with dignity and age in place in a healthy, active and connected built environment.

HSG Policy 5.1: Residential developments that provide housing for senior, elderly, and other special populations shall be located near shopping, dining and entertainment, medical services, recreation, and other commonly

enjoyed activities and services which are accessible by safe, multi-modal transportation options that meet the standards established in MOB Policy 1.1.

HSG Policy 5.1.a: The City shall work with LYNX, Orange County, and MetroPlan Orlando, whenever possible, to identify opportunities to provide affordable, reliable, and efficient public transportation options to service seniors and special population groups.

HSG Policy 5.2: The City shall permit high density developments serving seniors and other special populations in areas where adequate services, facilities, resources, and infrastructure are available to meet the special needs of the elderly and more vulnerable populations.

HSG Objective 6 - Protection and Preservation of Historic Structures and Sites: The City shall ensure the identification, protection, and preservation of its archeological and historic structures and sites for the enjoyment of current and future residents.

HSG Policy 6.1: The City will identify and inventory historically significant housing, buildings, and sites for purposes of preservation, conservation, rehabilitation, and replacement. Treatments shall be performed in a manner that prioritizes the contributing and character-defining features of the historical architecture.

HSG Policy 6.2: Historically significant structures and sites identified by the City at the time of adoption of this Comprehensive Plan include:

- a. Tyler House at 8 W. Oakland Avenue (parcel 17-22-28-6144-02-080)
- b. Withers-Maguire House at 16 E. Oakland Avenue (parcel 17-22-28-

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6144-02-061)

- c. Ocoee Christian Church at 15 S. Bluford Avenue (parcel 17-22-28-6144-03-840)
- d. Tavares & Gulf Railroad Depot at 14 Taylor Street (southern part of parcel 17-22-28-6144-01-060)
- e. Bank of Ocoee at 102 W. McKey Street (parcel 18-22-28-0744-00-011)
- f. Marshall Block Building at 104 W. McKey Street (addressed as 104-114 W. McKey Street) (parcel 18-22-28-0744-00-020)
- g. Flewelling Building at 2 S. Bluford Avenue (addressed as 6,8,10 S. Bluford Avenue) (parcel 17-22-28-5504-03-091)
- h. Packing House at 14 or 20 Taylor Street (northern portion of parcel 17-22-28-6144-01-060)
- i. Women's Club of Ocoee at 4 N. Lakewood Avenue (parcel 17-22-28-5504-04-130)
- j. Site of Dr. Starke's Fishing Camp at 275 N. Lakeshore Drive (the southern peninsular portion of 17-22-28-5468-00-051)
- k. Sims Homesite at 21 E. McKey Street (western portion of parcel 17-22-28-5504-03-190)
- l. Maine Street between S. Bluford Avenue and existing Maine Street (existing right-of-way)
- m. West Oakland Avenue – one and a half blocks west of North Bluford Avenue (parcels 17-22-28-6144-02-080, 17-22-28-6144-02-090, 17-22-28-2873-00-030, 17-22-28-6144-03-070, 17-22-28-6144-03-

050, 17-22-28-6144-03-030)

- n. Perry Homesite at approximately 450/529 Ocoee Apopka Road (at or close to parcel 18-22-28-0000-00-083)
- o. City Cemetery at 368 E. Geneva Street (parcel 20-22-28-6141-01-000)
- p. Cemetery "Hallowed Ground" at 441 Basking Ridge Court (parcel 08-22-28-0000-00-035)
- q. Unmarked Cemetery at 329 17th Street (parcel 08-22-28-0000-00-036)

HSG Policy 6.3: The City shall endeavor to promote the protection of historically significant structures and sites and to encourage proper care and maintenance of such structures and sites.

HSG Policy 6.3.a: The City shall ensure that repair, restoration, expansion, rehabilitation, and preservation of historically significant structures follow best practices, such as The Secretary of the Interior's Standards for the Treatment of Historic Properties, and are conducted in a manner that do no harm or cause a loss of integrity to such structures, including protection of character-defining features and in-kind replacement of any non-salvageable historic building fabric.

HSG Policy 6.3.b: The City shall ensure that development activity adjacent to historically significant properties shall utilize measures to protect and to leave undisturbed archaeological remains, such as cemeteries, or underground building elements, including foundations. Such protections shall include limiting the use of pile driving activities that cause sub-surface vibrations and avoiding alteration of grading that causes erosion and drainage on or to the historic property.

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HSG Policy 6.3.c: The City shall include in the Land Development Code standards and regulations to protect the exteriors of historic structures and sites and to establish procedures for the redevelopment and change of use of the property.

HSG Policy 6.4: The City shall promote the protection of historically significant structures and sites as a means of educating about Ocoee's history.

HSG Policy 6.4.a: The City will maintain, periodically update as needed, and make public the inventory of historically significant properties as a publicly accessible repository.

HSG Policy 6.4.b: The City will endeavor to work with property owners and with public or private funds to plan and install historic markers as part of a program identifying historically significant properties or to replace missing markers from an earlier marker program. Such marker program shall provide information on key figures, events, and associations that deem the properties significant.

HSG Policy 6.5: The City shall endeavor to assist owners of historically significant properties by providing information and resources for funding preservation-related restoration, rehabilitation, and repair projects.

HSG Policy 6.5.a: The City will aid in or encourage the utilization of state or federal tax relief initiatives or grant programs for property owners who preserve, restore, or rehabilitate historically significant properties and cultural resources.

HSG Policy 6.5.b: The City will encourage public and private investment in Ocoee's historically significant properties and cultural resources.

HSG Policy 6.6: The City shall continue to make available or to endeavor to make available to the public any city-owned historically significant properties, when feasible and safe, such as for event rental space or open park space.

HSG Policy 6.7: The City will promote the preservation, rehabilitation, and restoration of historically significant structures as a sustainable practice of development.

RECREATION AND OPEN SPACE ELEMENT

REC GOAL: THE CITY SHALL ENSURE THE COORDINATED PROVISION OF A COMPREHENSIVE, ACCESSIBLE, INCLUSIVE, AND SUSTAINABLE PARKS, AND RECREATION SYSTEM THAT ENHANCES THE HEALTH, WELLNESS, AND OVERALL WELLBEING OF PEOPLE OF ALL AGES AND ABILITIES.

REC Objective 1 - Developing A Well-Planned Comprehensive System: Quality parks, recreational areas, trails, and civic open space that are close to home are essential to the community's overall health and well-being. Recreational activities and programming are vital to childhood development and serve to unite and strengthen the community. Parks and adaptable infrastructure make the city more resilient when confronted by natural disasters and climate impacts. Trails, infrastructure for safe bicycling including bike lanes and cycle tracks, and safe pedestrian-ways connect the community while increasing options for healthy activity. Therefore, the City shall provide a comprehensive system of parks, recreation facilities, trails, bicycling infrastructure, and civic open spaces that meet the demands of current and future residents.

REC Policy 1.1: The City will use the National Recreation and Parks Association's (NRPA) Park Metrics tool to evaluate the City's performance as it relates to parks per population, acres of parkland per 1,000 population, and the number of specific recreational facilities per population. The information is presented in NRPA's Annual Agency Performance Review.

REC Policy 1.1.a: The City will participate in NRPA's Park Metric Program by annually entering and updating information about the City's Parks, Recreation, Trails, and Civic Open Space System.

REC Policy 1.1.b: The City of Ocoee's adopted level of service (LOS) shall be 8 acres of parkland, civic open space per 1,000 residents. The City will strive to meet NRPA's median level of service for

parkland per 1,000 residents by 2045. This is currently 10.2 acres per every 1,000 residents.

REC Policy 1.1.c: The City shall strive to meet the median number of parks per population as presented in NRPA's Annual Agency Performance Review. This is currently one (1) park for every 2,062 residents for municipalities between the population range of 20,000 and 49,999. This number changes to one (1) park per every 2,346 residents for the projected population of 74,000 in 2045.

REC Policy 1.2: The City shall update Ocoee's 2001 Parks and Recreation Master Plan, to include trails and civic open space as well as meet contemporary recreational standards no later than three (3) years from this Comprehensive Plan adoption. This document should be updated every five (5) years.

REC Policy 1.2.a: Each Parks, Recreation, Multi-Use Trails, and Open Space Master Plan Update (the "Master Plan Update") shall include an assessment of city facilities, as well as private parks, civic open spaces, and recreation facilities located in Planned Unit Developments (PUD) and multifamily complexes. This assessment should include the quality of experience and overall condition of existing facilities.

REC Policy 1.2.b: Existing number of public recreation facilities by type (baseball fields, sport courts, community centers, swimming pools, etc.) will be compared to national standards for the median population served.

REC Policy 1.2.c: Include an updated site plan (if applicable) for every existing site/facility. If deemed appropriate, a new concept plan should be prepared to show the redevelopment of the site, including costs and phasing to be incorporated into

RECREATION AND OPEN SPACE ELEMENT

the Parks and Leisure Services Department's capital budgeting.

REC Policy 1.2.d: Provide prototypical designs for each park classification; including civic space, which may consist of pocket parks, squares, natural areas, greenbelts, plazas, and playgrounds, as well as neighborhood parks, community parks, regional parks, and nature parks to guide future park development. Specialty parks do not need a prototypical design since each specialty park is unique based on a single activity or resource.

- (1) Perform an assessment of recreation programming and activities and include recommendations regarding the future provision and evaluation of recreational programming and activities.
- (2) Complete an assessment and include recommendations for ensuring there are safe routes to parks from surrounding neighborhoods.
- (3) Perform an assessment of the Trust for Public Land's (TPL) "10-minute Walk for Park Equity Policy Framework" and its applicability within the city.
- (4) Recommend language to be incorporated into the City's Land Development Code regarding the quality and level of parks, recreation, trails, civic open spaces, and open spaces within private residential developments.
- (5) Prepare funding strategies including but not limited to grants, foundations, increment revenue, impacts fees, and general fund.

REC Policy 1.3: Based on the 2020 "Building Community with Parks, Recreation & Trails Community Engagement Report," the City will

employ a similar community survey instrument to assess and gauge community recreational needs every five (5) years concurrently with updating the Parks, Recreation, Trails, Civic Open Space Master Plan. Furthermore, when redeveloping existing parks and planning new parks, the City should meet with residents and the Recreation Advisory Board for their input. Meetings could include workshops, pop-up events, presentations to Homeowner Associations and other involvement or outreach activities.

REC Policy 1.4: The City shall actively pursue the acquisition of available land for future parks and trails in concert with the standards and priorities established in the Ocoee Parks, Recreation, Trails and Civic Open Space Master Plan Update, including the adopted level-of-service standard(s). The following issues should be considered before acquiring parkland and trail corridors:

- The distribution of parks and trails;
- Locations near other public facilities, where possible;
- The ability to maximize access and safety, including opportunities to expand, connect to, and close gaps in trail networks;
- Compatibility of adjacent land uses.

REC Policy 1.5: Implementing green infrastructure is key to creating new parks, trails, and open spaces. Parks and civic open spaces can be incorporated into municipal infrastructure such as stormwater ponds. Trails, bike lanes, and cycle tracks can be integrated into roadway projects, and pocket parks can be nestled within rights-of-way and/or common areas. The Parks and Leisure Services Director will work closely with other departments, including Public Works and Utilities, as well as other agencies and organizations, to pursue the addition of parks, recreation, trails, and civic open spaces as an element of infrastructure projects.

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REC Policy 1.6: Park and open space sites shall not be converted to non-park uses except where the City Commission finds such conversion essential to protect public health, safety, and welfare. Where there is a reduction in area or facility capacity because of a conversion, additional facilities necessary to restore and exceed lost park capacity shall be provided within one (1) year. Should a conversion be unavoidable in a conservation area within the parks system, the mitigation will follow the standards set forth in the Conservation Element and the Land Development Code.

REC Policy 1.7: The City will offer a variety of recreational activities in connection with parks and civic open space sites, by providing for (but not limited to) passive recreation, active recreation, supervised recreational activities, drop-in recreation, organized youth and adult sports, and special organized events and festivals.

REC Policy 1.8: The City shall avoid duplication when providing services and take into consideration the availability of other resources before developing new facilities, including private, county, and state parks, and open space facilities.

REC Policy 1.9: The City cannot fiscally or administratively supply all of the recreation, trails, and civic open spaces to meet future demands and, therefore, will require private development to continue to provide and/or fund the development and construction of recreational amenities, trails, and civic open spaces as prescribed by this Comprehensive Plan and the City's Land Development Code.

REC Policy 1.9.a: The City will continue to require residential developments to provide and/or maintain private neighborhood and community recreational facilities and civic open spaces, which are safely accessible to their residents.

REC Policy 1.9.b: Private development, including commercial and mixed-use developments, should integrate civic open spaces. Civic open spaces are defined as a space usually between 0 and 2.5 acres that has public access and may contain such facilities as landscaped areas, pocket parks, plazas, squares, areas to sit, community gardens, small playgrounds, green infrastructure like rain gardens, bioswales, tree boxes, ponds, and natural areas.

REC Policy 1.9.c: The City's Land Development Code require residential development to provide and maintain common open space. No area shall be accepted as common open space unless it satisfies the following standards.

- Common open space shall be dedicated to and be accessible to and usable by all residents of the residential development or specific phase thereof.
- Common open space shall be suitably improved so that it is an amenity for its intended use. Such use may include aesthetic (i.e., gardens, plazas, squares, enhanced landscape areas, and fountains with public access), trails and pathways, greenbelt buffering, or recreational facilities (i.e., swimming pools, splashparks, field and sport courts, playgrounds, fit-trails or exercise equipment).
- No building should be constructed on lands defined as common open space unless it is for recreational purposes or supports maintenance or user comfort (i.e., pavilions, restrooms, bathhouse, gazebos).
- When practicable, stormwater ponds should be treated as an amenity within open space, with adjacent trails, bridges, and water

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features.

- Common open space shall be maintained by the Homeowners Association (HOA) or Property Owners Association (POA) for that specific development.

REC Policy 1.9.d: Provide for the protection of open space and conservation areas while protecting these areas from incompatible land use and wherever possible allowing these areas to remain functionally intact. The City shall use the Land Development Code to address the protection of conservation areas, native vegetation, and buffers in accordance with the provisions in the Conservation Element.

REC Policy 1.10: The City will encourage public participation in park and recreational planning through the Recreation Advisory Board and at public forums, special events, and workshops.

REC Objective 2 - Health and Wellbeing: The City shall promote active and healthy lifestyles of all ages and abilities by offering facilities, programs, and services through the City's Parks and Leisure Services Department and/or through private enterprise/development.

REC Policy 2.1: The City will use tools such as a Health Impact Assessment (HIA) to evaluate localized health trends when planning facilities, programs, activities, and special events offered by the Parks and Leisure Services Department. Such data can be acquired through organizations like Healthy West Orange, Orlando Health, Advent Health, MetroPlan Orlando, and the Florida Department of Health-Orange County.

REC Policy 2.2: The City will work with appropriate agencies and organizations to deliver effective programming and special events that boost physical activity, promote family-centric health and wellness, and expose residents and visitors to nature.

REC Policy 2.3: The City will look for opportunities to increase indoor and outdoor intergenerational play opportunities in a manner that stimulates childhood development while keying into an adult's idea of health and wellness.

REC Policy 2.4: The City will strive to help reduce obesity and the incidence of chronic disease by providing opportunities to increase rigorous physical activity in a variety of forms, and address the needs of different age groups, as dictated by local health trends.

REC Policy 2.5: The City will provide opportunities for its residents to connect with nature in a way that increases the sense of well-being, improves mental health, and elevates a person's environmental awareness and appreciation.

REC Policy 2.6: The City will aid in reducing childhood hunger by increasing access to nutritious food through before school, after school, and summer programs.

REC Policy 2.7: The City will work with local health organizations to offer nutritional and wellness educational classes at City facilities and special events.

REC Policy 2.8: The City will, in partnership with residents, identify "food deserts" within the city, where access to healthy food options, especially fresh fruits and vegetables, is limited or non-existent due to the absence of a grocery store within a convenient traveling distance. The City will evaluate and help establish, if interest and available land exists, a community gardens program in any food deserts.

REC Objective 3 - Access, Accessibility & Connectivity: Promote the diversity of recreational participants through developing and maintaining accessible, inclusive, and welcoming facilities, programs, events, and services. This includes optimizing accessibility between trails and adjacent land uses in a manner that stimulates trail activation and integration while also ensuring privacy, safety,

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and security between trail users and adjacent land uses.

REC Policy 3.1: The City shall strive to meet the standard set forth by the Trust for Public Land that every resident shall have access to a quality park or green space within a 10-minute walk from their home. The City shall assess the locations of parks and green space in relation to residences and determine whether the City meets the standard. If not, then the City shall strive to meet this standard no later than 2045. To achieve this standard, the City may count private and not-for-profit providers of parks, civic open space, and recreational facilities.

REC Policy 3.2: Handicap parking facilities and bicycle racks shall be provided at all parks, recreation, trailheads, and open space sites. Priority for bicycle racks shall be given to locations sheltered from the rain and elements.

REC Policy 3.3: Recreation, parks, trails, and civic open space programs, activities, facilities, and services shall be reasonably accessible to the elderly, handicapped, and economically disadvantaged.

REC Policy 3.4: The City shall optimize access between trails and compatible, adjacent land uses while minimizing and addressing potential conflict points caused by trail crossings and connections. For example, stop signs, Rapid Rectangular Flashing Beacons ("RRFBs"), and HAWK signals can be directed to oncoming motorists

REC Policy 3.5: The City shall route future trails adjacent to or through existing and planned parkland and other appropriate public spaces. Parks adjacent to trail corridors shall include internal multipurpose path networks.

REC Policy 3.6: The City shall preserve or establish a natural canopy to improve the trail user experience by planting shade trees.

REC Policy 3.7: The City shall work closely with the Healthy West Orange Trails Connection to implement the regional trails activation plan.

This includes participating as a voting member of the Healthy West Orange Trails Connection Steering Committee and providing support to one or more of the technical committees.

REC Policy 3.8: New multipurpose paved trails should be developed to serve the needs of pedestrians, cyclists, and skaters within the City.

REC Policy 3.9: Working with the County, the City should promote and develop connections to the West Orange Trail from neighborhoods, parks, and civic open space sites.

REC Policy 3.10: The City, where possible, shall provide for a system of off-road connections between historic, recreational, and residential areas.

REC Policy 3.11: The City shall work to establish Downtown trails as shown in the Ocoee Downtown Master Plan and MetroPlan Orlando's Silver Star Complete Streets Plan.

REC Policy 3.12: The City shall prioritize sidewalk improvements that create or improve pedestrian access and safety, as well as those that connect City parks and civic open spaces to neighborhoods, schools, institutional uses, and commercial areas.

REC Policy 3.13: Employ complete streets strategies to enable safe access for all users, including bicyclists and pedestrians, on roadways leading to parks, recreation, and civic open space locations.

REC Objective 4 - Facility Planning & Development: Plan, design, build, and maintain attractive, safe, accessible and sustainable parks, recreation facilities, trails, and civic open spaces that are resilient through the integration of green infrastructure and practices.

REC Policy 4.1: The City shall create a coordinated and consistent appearance of parks, recreation, and trail facilities, including wayfinding and park signage. Bicycle

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wayfinding signs are appropriate on multi-use trails, bike lanes, and cycle tracks at decision points and trailheads. Such signs should emulate the Portland format of showing distance and estimated time to destination at a 10-mph recreational speed.

REC Policy 4.2: To the extent possible, the City should eliminate architectural and cultural barriers in existing parks and recreation facilities; and employ universal design and green building techniques in the planning, design, and implementation of the City's new and redeveloping parks, recreational facilities, trails, and civic and open spaces.

REC Policy 4.3: The City shall employ nature-based solutions in park development and management to include such things as; conserving and restoring natural systems, increasing and integrating biodiversity adjacent to recreation facilities, planting native plants as pollinators, using low impact development (LID) and green stormwater techniques including, rain gardens, bioswales, the removal of invasive fauna and flora, and restoration of natural areas.

REC Policy 4.4: Parks shall be located near or collocated with public elementary and middle schools, libraries, community centers, and similar public facilities where the needs of such other facilities are compatible and permissible.

REC Policy 4.5: The City shall ensure that all park and recreational facilities meet the most current Consumer Product Safety Commission Park Safety guidelines and Americans with Disabilities Act accessibility standards.

REC Policy 4.6: Crime Prevention through Environmental Design (CPTED) techniques and assessments should be employed when evaluating existing recreational and trail facilities and planning new ones.

REC Policy 4.7: Parks, recreational facilities, trails, and civic open spaces shall be maintained in a manner which promotes a safe, clean, orderly, and aesthetically

pleasing environment.

REC Policy 4.8: The City shall build and maintain nature trails within City parks and conservation areas. Nature trails can be paved or unpaved. They should be built to accommodate pedestrians in a manner that heightens environmental sensitivity but not to the detriment of the natural resource. Interpretative signage and programs should be employed to increase the public's environmental awareness and sensitivity.

REC Objective 5 - Resource Management, Sustainability & Stewardship: The City will encourage the conservation, sustainability, and protection of Ocoee's natural, historical, and cultural resources.

REC Policy 5.1: Staff will be trained to manage and maintain the different park types and facilities. Training will include developing and maintaining a manual of best practices. Staff will be encouraged to enhance their training through such sources as the Florida Recreation and Parks Association, National Recreation and Parks Association, irrigation and ground management workshops, and other training opportunities, as needed.

REC Policy 5.2: A Management Plan will be prepared for each City Park, trail, and recreational facility. The Management Plan will address standard maintenance activities and management methods for the natural resources on site.

REC Policy 5.3: The City shall employ efficient resource management techniques in order to conserve water and energy at parks, recreation facilities, multi-use trails and civic open spaces. The City may offer and facilitate educational activities, events, and information to increase energy conservation practices by residents.

REC Policy 5.4: The City shall ensure that historic sites located in parks, recreational, civic open spaces are preserved, restored, and held inviolate against diversion to other uses except in instances of overriding public

RECREATION AND OPEN SPACE ELEMENT

need, such as natural disasters.

REC Policy 5.5: Public access to City parks shall be strategically located to protect and ensure the integrity of existing natural features.

REC Policy 5.6: The City may acquire, preserve, and maintain natural areas to protect open space, wetlands, sensitive natural habitats, effective aquifer recharge areas, lakes, floodplains, special flood hazard areas, and natural vegetation from development and incompatible land uses. If natural resources can accommodate the public without greatly disturbing the natural system, the sites can be developed and managed as a Nature Park.

REC Policy 5.7: The City may offer environmental education activities, events, and information at City parks and at other facilities to increase the community's environmental awareness.

Policy 5.8: Open space in parks shall be maintained to protect and preserve natural features, aquifer recharge areas, and sensitive natural habitats, and to provide passive recreation opportunities and public access to lakes and water bodies.

Policy 5.9: The City shall enhance the recreational potential and aesthetic appeal of lakes, creeks, floodways, utility easements, stormwater ponds, and wetlands, where possible.

Policy 5.10: Community access to shorelines shall be required for all shoreline or adjacent development. The City shall encourage public access and exposure to lakes, significant physical features, and natural open space.

REC Objective 6 - Financial Planning and Funding: The City shall provide parks, recreational facilities, trails, and open spaces in an economically efficient manner.

REC Policy 6.1: The City shall, on an annual basis and prior to preparation of the annual budget and capital improvement program, review the need for new recreation sites and

facilities and the need for improvements, repairs, and general preventative maintenance at existing City parks, recreational facilities, trails, and civic and open space facilities. The analysis shall be directed toward maintaining a system of recreational sites and facilities, which is responsive to user needs, serves all areas of the City, and is accessible to residents and visitors.

REC Policy 6.2: The City shall include funds for the acquisition, development, and maintenance for City parks, recreational facilities, trails, and civic open space in its annual Capital Improvement Program and Operating Budget.

REC Policy 6.3: The Parks and Leisure Services Department will use available tools, such as the Florida Recreation and Parks Association's Impact Calculator to demonstrate the City's economic benefit in providing a quality and comprehensive parks and recreation system.

REC Policy 6.4: The City shall pursue funding assistance for parks, recreation, multi-use trail, and open space facilities through local, County, State, and Federal assistance programs and grants.

REC Policy 6.5: The City shall work to obtain funding to identify and preserve historical/cultural sites throughout the city.

REC Policy 6.6: The City shall pursue adequate funding to preserve, maintain, and enhance existing parks, recreation facilities, trails, and open spaces.

REC Policy 6.7: The City shall continue to administer the Recreational Parks Facilities Impact Fee to provide for the elimination of future parks recreation, trails and open space deficiencies. The recreation impact fee assessment shall be conducted at least every five (5) years to coincide with the Master Plan Update.

REC Policy 6.8: Developer incentives, impact fee credits, density transfers, and tax

RECREATION AND OPEN SPACE ELEMENT

incentives shall be used to facilitate the acquisition and development of City parks, recreational facilities, trails, and civic open spaces identified in the updated Parks, Recreation, Trails and Civic Open Space Master Plan.

EFFICIENT, RELIABLE & WELL-MAINTAINED INFRASTRUCTURE



CHAPTER

3



CHAPTER 3

Efficient, Reliable and Well-maintained Infrastructure

Infrastructure Element as established
in two sub-elements:
Utilities Sub-element
Drainage Sub-element



UTILITY SUB-ELEMENT

UTL GOAL: THE CITY SHALL PLAN FOR AND PROVIDE HIGH QUALITY POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE WHILE PROTECTING THE ENVIRONMENT AND ENSURING PUBLIC HEALTH AND SAFETY.

UTL Objective 1 - Expansion of Utility Services: The City shall expand public utilities systems by requiring connection to potable water, wastewater, and reclaimed water for new development.

UTL Policy 1.1: All new development and redevelopment shall connect to central potable water, wastewater, and reclaimed water systems. On a very limited basis, water and wastewater service of individual single family lots by private wells and septic tanks shall be considered in accordance with Florida Statutes, the requirements of the Land Development Code, and UTL Policy 7.3.

UTL Policy 1.2: Upsizing and extension of potable water, wastewater, and reclaimed water infrastructure to accommodate new development shall be at the developer's expense. Utilities extensions and upsizing shall be in accordance with the utilities master plan.

UTL Policy 1.3: The hydraulic modeling analysis shall be the basis of the utilities master plan to prioritize and coordinate the expansion and upgrade of facilities to meet existing and future needs.

UTL Policy 1.4: The extension of potable water, wastewater, and reclaimed water mains shall be consistent with land use allocations delineated on the Future Land Use Map.

UTL Objective 2 - Establishment of User Fees: The City shall establish user fees to cover the full costs of operating and maintaining the

potable water, wastewater, and reclaimed water systems.

UTL Policy 2.1: Water and wastewater connection fees shall cover the cost of the needed water, wastewater, and reclaimed water system expansions. User fees shall cover the full cost of operating and maintaining the water, wastewater, and reclaimed water systems, including debt service.

UTL Policy 2.2: The City shall maintain an inclined block potable water rate structure, where the price per unit increases and consumption rises, to promote water conservation, cover all costs to maintain the potable water system, and meet the established potable water level of service established in UTL Policy 3.1.

UTL Policy 2.3: The City shall maintain a wastewater rate structure to cover all costs to maintain the wastewater system and meet the established wastewater level of service established in UTL Policy 6.1.

UTL Policy 2.4: The City shall maintain an inclined block reclaimed water rate structure, where the price per unit increases and consumption rises, to promote water conservation and cover all costs to maintain the reclaimed water system.

UTL Policy 2.5: The City shall comply with all bond covenants to ensure the maintenance and operation of facilities and required connections to public utilities obligations.

UTL Objective 3 - Provision of Potable Water Service: The City shall maintain potable water level of service and ensure that adequate capacity is available to support demands generated by existing and future development.

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UTL Policy 3.1: The City's adopted level of service standard for potable water shall be 270 gallons per day/equivalent residential unit (ERU).

UTL Policy 3.2: The City shall provide potable water service in compliance with or exceeding the minimum Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP) water quality standards.

UTL Policy 3.3: The City shall comply with St. Johns River Water Management District (SJRWMD) Consumptive Use Permit (CUP) No. 3216.

UTL Policy 3.4: The City shall maximize use of existing potable water facilities by implementing management techniques that can enhance the supply source, sustain water resources and related natural systems, and optimize water supply yield. These techniques may include, but are not limited to well field optimization, providing reclaimed water for landscape irrigation, demand side management, and water conservation.

UTL Policy 3.5: The City shall maintain a five-year Water Facilities Capital Improvements Program to correct existing deficiencies and replace existing infrastructure as required. A Capital Improvements Program consistent with hydraulic modeling studies, the Master Plan, and Work Plan, shall be prepared annually in order to provide improvements and expansion to the existing water, wastewater, and reclaimed water systems to meet existing and future demands.

UTL Policy 3.6: The City shall annually assess the potable water treatment and storage capacity based on future anticipated growth demands for the current fiscal year and at least the next ten fiscal years. Should the

analysis indicate that future demands will exceed the design capacity of the potable water system, the City shall plan and schedule improvements to expand the system's capacity.

UTL Policy 3.7: All improvements and additions to potable water facilities to correct deficiencies and meet future water demands shall be compatible and adequate to meet the adopted level of service standards. These improvements shall comply, at a minimum, with standards recognized and approved by FDEP and SJRWMD.

UTL Policy 3.8: The City shall continue to maintain and update its Cross-Connection Control Manual and Program as necessary to comply with federal, state, and local regulations.

UTL Objective 4 - Promotion of Water Conservation: The City shall promote water conservation and reuse.

UTIL Policy 4.1: The City shall encourage water conservation to promote the efficient use of water resources and prevent waste.

UTL Policy 4.2: The City shall maintain a Water Conservation Program that meets the requirements of the St. Johns River Water Management District (SJRWMD) Consumptive Use Permit (CUP). The Water Conservation Program shall also be consistent with the Central Florida Water Initiative (CFWI) goals and be updated as needed to addresses customer water use habits. The program shall at a minimum include:

- Customer education and outreach;
- High water user notification program;
- Employee education;
- Advanced Meter Infrastructure (AMI);
- SJRWMD irrigation restrictions and water shortage orders enforcement;

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- Irrigation system design standards;
- Florida WaterStarSM and Florida-Friendly LandscapingTM Promotion;
- Water loss control;
- Water reuse; and
- High-efficiency plumbing fixture and appliance requirements.

UTL Policy 4.3: The City shall adhere to SJRWMD emergency water shortage restrictions when mandated.

UTL Policy 4.4: Lowest quality sources of water shall be used in place of higher quality sources for landscape irrigation when technically, economically, and environmentally feasible.

UTL Policy 4.5: The City shall encourage the use of low impact development (LID) principles to minimize impacts to the natural environment and facilitate water conservation.

UTL Policy 4.6: All service connections to the potable and reclaimed water distribution systems shall be metered and the City shall maintain a meter replacement program.

UTL Policy 4.7: The City will complete projects listed in the CFWI Regional Water Supply Plan and as described in the 10-Year Water Supply Facilities Work Plan (WSFWP) based on need and economic, technical, and environmental feasibility.

UTL Policy 4.8: The City shall identify additional potable, non-potable, and alternative water supply sources and facilities required to provide adequate services to existing and future development consistent with the Future Land Use Element.

UTL Objective 5 - Regional Water Supply Planning: The City shall participate in regional water supply planning initiatives.

UTL Policy 5.1: The City shall update and adopt its 10-Year Water Supply Facilities Work Plan and amend the Comprehensive Plan within eighteen months following the adoption of the updated Regional Water Supply Plan by St. Johns River Water Management District.

UTL Policy 5.2: The City shall coordinate with SJRWMD, Orange County, and the Florida Department of Environmental Protection to develop efficient, cost-effective, and technically feasible water sources to supplement existing groundwater supplies to meet future water supply demands, while minimizing impacts to water quality, wetlands, and aquatic systems.

UTL Policy 5.3: The City shall participate in Central Florida Water Initiative, SJRWMD, and FDEP water supply planning efforts.

UTL Objective 6 - Provision of Wastewater Service: The City shall maintain a wastewater level of service to ensure that adequate capacity is available to support demands generated by existing and future development.

UTL Policy 6.1: The City's adopted level of service standard for wastewater shall be 250 gallons per day/equivalent residential unit (ERU).

UTL Policy 6.2: The City shall maintain compliance with the FDEP Wastewater Permit FLA010815.

UTL Policy 6.3: The City shall continue to monitor and reduce the influence, collection, and treatment of undesired water entering the wastewater system from infiltration and inflow.

UTL Policy 6.4: The City shall maintain a 5-year Wastewater Facilities Capital Improvements

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Program for capital improvements of wastewater facilities to correct existing facility deficiencies, replace existing facilities as required, and provide for future facility needs.

UTL Policy 6.5: The City shall annually assess the capacity of the wastewater transmission and treatment system to accommodate future wastewater demand generated by anticipated growth and development for the current fiscal year and at least the following four fiscal years. Should the analysis indicate future demands will exceed the design capacity of the wastewater system, the City shall plan and schedule improvements to expand system capacity.

UTL Policy 6.6: All improvements and/or additions to wastewater facilities to correct deficiencies shall be compatible and adequate to meet the adopted level of service standards. These improvements and/or additions to wastewater facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection.

UTL Objective 7 - Reduction of Nutrient Loads to Protect Water Basins: The City shall reduce the nutrient load to impaired basins through eliminating onsite sewer treatment and disposal systems (OSTDS) and reducing effluent nutrient concentrations in wastewater treatment facilities.

UTL Policy 7.1: The City shall update its OSTDS Remediation Plan every five years to identify projects to convert existing OSTDS to the City's wastewater system.

UTL Policy 7.2: The City shall evaluate programs and grant funding opportunities for eliminating existing OSTDS or upgrading existing OSTDS to higher treatment levels.

UTL Policy 7.3: The temporary use of OSTDS to serve individual residential lots outside of a development may be allowed until a City wastewater connection becomes available, provided that the requirements of the Florida Statutes, the City's Comprehensive Plan, the City's Land Development Code, Engineering Standards Manual, and other Ordinances of the City are met or exceeded. Specific septic tank criteria shall be governed by the Orange County Department of Health.

UTL Policy 7.4: The owner of a properly functioning onsite sewage treatment and disposal system, excluding an approved onsite graywater system, must connect the system or the building's plumbing to an available publicly owned or investor-owned sewerage system within 365 days after written notification by the owner of the publicly owned or investor-owned sewerage system that the system is available for connection. (Section 381.00655 (1)(a), F.S.)

UTL Policy 7.5: The Ocoee Wastewater Treatment Facility shall meet the effluent total nitrogen annual average limit adopted in the Wekiwa and Rock Springs Basin Management Action Plan Priority Focus Area, Ocklawaha Basin Management Action Plan (the "BMAP"), and in accordance with the requirements of FDEP Wastewater Permit FLA010815.

UTL Policy 7.6: The City shall maintain a Wastewater Facility Plan in accordance with Section 369.320, F.S.

UTL Policy 7.7: The City of Ocoee Wastewater Facility Plan, dated June 2010 and prepared by Reiss Engineering, Inc., adopted on July 19, 2011 pursuant to the Wekiva Parkway and Protection Act, is hereby adopted and incorporated into the Comprehensive Plan and is on file in the Planning Department. The City will utilize the Wastewater Facility Plan as

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the basis for prioritizing the Capital Improvement Program to provide central wastewater service to properties within the City wastewater service area to minimize on-site wastewater treatment and disposal systems. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

UTL Policy 7.8: The City shall participate in the Wekiva BMAP and the Ocklawaha BMAP by identifying projects, exploring partnership and funding opportunities, and implementing projects when economically feasible.

UTL Objective 8 - Provision of Reclaimed Water Service: The City shall promote the use of lowest quality water sources for landscape irrigation to reduce groundwater withdrawals associated with irrigation.

UTL Policy 8.1: The City shall require the installation of reclaimed water lines for landscape irrigation for all new developments.

UTL Policy 8.2: The City shall maintain agreements for the wholesale purchase of reclaimed water and pursue additional alternative water supply sources to offset groundwater irrigation demands.

UTL Policy 8.3: The City shall develop efficient, cost-effective, and technically feasible water sources to supplement existing groundwater supplies to meet future water demands while minimizing impacts to water quality, wetlands, and aquatic systems.

UTL Policy 8.4: The City shall continue to expand its reclaimed water system where feasible to increase availability of reclaimed water and to conserve potable water.

DRAINAGE SUB-ELEMENT

DRN GOAL: THE CITY SHALL PROTECT THE WATER QUALITY OF WATER BODIES, WATERWAYS, AND THE AQUIFER, INCREASE FLOOD RESILIENCY, PROMOTE AQUIFER RECHARGE, AND MANAGE STORMWATER INFRASTRUCTURE WITHIN THE CITY'S JURISDICTIONAL LIMITS TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE.

DRN Objective 1 - Stormwater Management: The City will update its Stormwater Management Master Plan. The Stormwater Management Master Plan shall include recommendations by governmental agencies, including the Federal Emergency Management Agency (FEMA), Environmental Protection Agency (EPA), St John's River Water Management District (SJRWMD), and basin specific Watershed Master Plans. The City shall develop an updated stormwater asset database including all natural and artificial drainage systems within the City. The Stormwater Management Master Plan shall be used to identify stormwater facility deficiencies, opportunities for improvement projects, and stormwater facility maintenance prioritization sufficient to accommodate projected demand through the year 2045.

DRN Policy 1.1: By 2035, the City shall create a stormwater geographic information system (GIS) database mapping all drainage infrastructure and facilities within the City. The stormwater GIS database shall contain information on all inlets, manholes, pipes, swales, ditches, ponds, lakes, drainwells, and any other feature or facility that captures or conveys stormwater within the corporate City limits. Deficiencies identified as part of the stormwater database creation shall be added to the Stormwater Management Master Plan.

DRN Policy 1.2: The City shall update the existing sixteen drainage basin studies and develop new basin specific Watershed Master

Plans for all basins within the City by 2045. The updated Watershed Master Plans shall identify deficiencies with the basins and provide recommendations for improvements. Once a Watershed Master Plan is completed for a basin, the plan will be reviewed by the City every five years. The deficiencies identified in the existing drainage basin studies and their recommended improvements shall be reviewed and updated within the new basin specific Watershed Master Plans.

DRN Policy 1.3: Deficiencies identified in the Stormwater Management Master Plan shall be corrected on a priority basis. Stormwater improvements shall prioritize the following considerations in their design: Water Quality, Flood Resiliency, and Aquifer Recharge & Protection.

DRN Policy 1.4: The City shall provide adequate stormwater management services to maintain the adopted level of service standards factoring in the following considerations:

- (a) The protection and maintenance of the lives and safety of City residents;
- (b) The protection and maintenance of the property within the City;
- (c) The protection of existing public investment;
- (d) The protection and due consideration of water quality;
- (e) The reduction of operating and maintenance costs; and
- (f) The achievement and satisfaction of Regional, State and Federal regulations.

DRN Policy 1.5: Major improvements and projects identified within Stormwater Management Master Plan shall be added to the City's Capital Improvement Program (the "CIP"). The CIP shall be revised annually to update any changes to the program and to

DRAINAGE SUB-ELEMENT

report any changes as part of the National Pollutant Discharge Elimination System ("NPDES") Annual Report.

DRN Policy 1.6: The City shall continue to fund the implementation of drainage and stormwater related improvements recommended within the Capital Improvement Program with the City's Stormwater Utility Fee.

DRN Policy 1.7: The City shall establish a program for the acquisition of drainage rights-of-way as recommended by the existing drainage basin studies. The City shall pursue this to comply with the mandates of legal access to drainage and stormwater management facilities by the City's maintenance staff. This is an important consideration because the level of service protection is directly attributed to the performance and functionality of the City's drainage and stormwater management system. The execution and schedule of some maintenance projects identified in the Regional Master Stormwater Management Plan and the Capital Improvement Plan Element may depend on the acquisition of certain drainage easements and rights-of-way.

DRN Policy 1.8: The City shall properly manage systems to ensure that they are correctly designed, constructed; and maintained by doing the following:

- (a) Provide annual inspections of installed stormwater systems;
- (b) Provide inspection and evaluation of new stormwater systems; and
- (c) Provide proactive illicit discharge inspections of the City's storm sewer system.

DRN Policy 1.9: The stormwater drainage regulations contained in the City's Land

Development Code shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems compatible with the current and updated Stormwater Management Master Plan.

DRN Objective 2 - Water Quality: The City shall protect the water quality of surface waters, waterways, aquifer recharge areas, and spring sheds through implementation of the Land Development Code, Engineering Standards Manual, and best management practices.

DRN Policy 2.1: The City shall continue to monitor water levels and water quality for City lakes and surface waters associated with natural drainage features.

DRN Policy 2.2: The City shall employ aquatic plant management practices that reduce the emergence of non-native, undesirable aquatic plants and improve conditions for safe recreational boating and fishing activities. City shall continue to implement management plans that include physical, biological and chemical controls for its aquatic plant management program to protect water quality while also controlling undesirable and non-native aquatic plants.

DRN Policy 2.3: The City shall continue to retrofit stormwater infrastructure that discharges directly to surface waters. The City shall utilize baffle boxes with nutrient reducing media or other advanced nutrient reducing Best Management Practices to enhance water quality.

DRN Policy 2.4: The City shall review commercial site plan and subdivision regulations on an annual basis to ensure that regulations are adequate to protect surface water quality. The City shall require all new development to comply with Best

DRAINAGE SUB-ELEMENT

Management Practices and the drainage criteria set forth in the City's *Engineering Standards Manual*.

DRN Policy 2.5: The City shall require all new development or redevelopment to comply with the National Pollutant Discharge Elimination System ("NPDES") stormwater permitting program. In accordance with Rule 62-621.300(4), F.A.C. developments must submit a Notice of Intent ("NOI") at least two (2) days prior to beginning construction activities. In addition, a Storm Water Pollution Prevention Plan ("SWPPP") shall be required to be submitted and approved by the City before commencing construction activities. Upon completion of construction, a Notice of Termination ("NOT") shall be submitted to transfer NPDES permit coverage to the City's MS4 permit.

DRN Policy 2.6: New development shall, at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained, or improved. New development projects or expansion of existing development within the Wekiva Study Area shall be required to follow Best Management Practices for stormwater design and treatment.

DRN Policy 2.7: Redevelopment projects that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.

DRN Policy 2.8: The City will prioritize and encourage the incorporation of green stormwater management infrastructure, including bioswales, rain gardens, and permeable pavements, into all new construction and redevelopment efforts—

both public and private—to enhance the quality of stormwater runoff wherever feasible.

DRN Policy 2.9: City shall encourage efforts to incorporate nature into the design of stormwater systems. All efforts shall be made to include elements of Florida-friendly flora and fauna to filter stormwater, and citizen recreation and civic spaces within stormwater design.

DRN Policy 2.10: Vegetated infiltration (bioswale) areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high-water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for non-urban development shall use bioretention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for non-urban development shall be directed from the roof to vegetated swales, where possible, or directed to the stormwater management system for treatment.

DRN Policy 2.11: Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement. Prior to development approval, all depressions will be investigated by a licensed professional geotechnical engineer to identify any potential connections to the aquifer. If connections are determined to exist, the area draining to the karst feature under pre-development conditions shall be preserved through a conservation easement.

DRN Policy 2.12: All components of the stormwater treatment and management

DRAINAGE SUB-ELEMENT

system shall be owned and maintained by the responsible legal entity identified in the SJRWMD or DEP stormwater permit, typically a homeowner or property owners association.

DRN Policy 2.13: Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

DRN Policy 2.14: Multifamily residential and non-residential development shall use shared parking to the maximum extent possible to minimize impervious surfaces. The City shall research and consider shared parking formulas between disparate uses for inclusion in the Land Development Code and allow development applicants to submit parking studies that would support a reduction in paved parking. Overflow parking may be allowed on grass or gravel areas, as delineated on a site plan. All parking lots with 100 or more spaces shall evaluate utilizing up to twenty (20) percent of the parking spaces in pervious areas.

DRN Policy 2.15: Design of parking lots, sidewalks, buildings and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- (a) Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of water;
- (b) Directing flows from paved areas to vegetated areas;
- (c) Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and,
- (d) Breaking up flow directions from large paved surfaces.

DRN Policy 2.16: Pervious pavement materials and techniques should be used to minimize

the amount of impervious surface within new development and redevelopment.

DRN Policy 2.17: Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development by adhering the following requirements:

- (a) Avoid or minimize the removal of existing trees and vegetation;
- (b) Minimize soil compaction by delineating the smallest disturbance areas feasible; and
- (c) Maximize disconnection of impervious surfaces to reduce stormwater runoff flows and increase opportunities for infiltration.

DRN Policy 2.18: In addition to requiring minimum level of service standards established by the Comprehensive Plan Drainage Sub-element, the City shall ensure that post-development recharge volume conditions approximate predevelopment recharge volume conditions within the Wekiva Study Area protection zone, as indicated on the **Drainage and Aquifer Recharge Figure X**. This shall be accomplished in the Land Development Code by requiring that the first three (3) inches of stormwater be retained on site within Type A soil areas in the Wekiva Protection Zone for basins that have a positive outfall. A development applicant may conduct a hydrological survey and site analysis to demonstrate that post-development recharge will be equal to or less than pre-development recharge.

DRN Objective 3 - Flood Resiliency: The City shall increase its flood resiliency through the prevention and elimination of flooding effects from stormwater runoff and inadequate stormwater facilities and ensure that developments comply with the City's

DRAINAGE SUB-ELEMENT

Floodplain Management Regulations as well as regional, state and federal regulations.

DRN Policy 3.1: The City shall cooperate and coordinate with all appropriate water management agencies, including the Florida Department of Environmental Protection (DEP), St. John's River Water Management District (SJRWMD), and Orange County. The City shall require all new development and redevelopment to follow the recommendations and requirements set forth with respect to peak discharge rates reduction and/or control of runoff volumes.

DRN Policy 3.2: The City shall maintain a level of service standard based on performance standards as defined in 44 CFR, Parts 59-78 - National Flood Insurance Program; Chapter 62-302, F.A.C; and the City's published design standards. The performance standards for water quality shall be in accordance with Class III recreational waters, as specified in Surface Water Quality Standards Chapter 62-302, FAC. Secondary drainage collection and conveyance systems shall adhere to the 10-year frequency storm event, as specified by the City Codes.

Open basins/waterways and roadway culvert crossings shall provide flood protection for a 100-year frequency, 24-hour duration storm event without overtopping of stormwater management ponds and/or roadways. Closed or landlocked basins will be required to retain the volume generated by a 100-year, 24-hour storm event, with the retained volume recovered within a 14-day period following a storm event.

Open basins will be required to retain the volume generated by a 25-year, 24-hour storm event, with the retained volume recovered within a 14-day period following a storm event. The lowest floor elevation for a habitable and/or insurable structure shall be

established a minimum of two (2) foot above the base (100-year) flood elevation. Natural terrain or landscape barriers to flooding shall be preserved during the land development process.

DRN Policy 3.3: The City shall not permit structures to be constructed under the flood elevation resulting from a 100-year, 24-hour storm event of the nearest water body plus two feet.

DRN Policy 3.4: The City shall not permit encroachment within the 100-year floodplain without compensating storage. The City shall require compensating flood storage where proposed development will impact existing floodplains.

DRN Policy 3.5: The City shall limit post-development runoff rates to that of predevelopment in all watershed basins and the retention of the volume generated by the 100-year, 24-hour storm event in closed or landlocked basins and the 25-year, 24-hour storm event in open basins.

DRN Policy 3.6: All stormwater management systems within a subdivision shall be designed and constructed in order to provide adequate flood protection for all structures and to protect the structural integrity of all roadways.

DRN Policy 3.7: All stormwater management systems shall provide for the safe handling of all stormwater runoff that flows into, across, and is discharged from a development without creating any additional flooding to adjacent property owners.

DRN Policy 3.8: The City shall continue to implement land development regulations meet the following criteria:

- (a) Where economically feasible and physically possible, a non-structural

DRAINAGE SUB-ELEMENT

approach shall be utilized to meet the City's surface water quantity and quality needs;

- (b) No greater quantity of runoff will be allowed off-site than occurs under natural conditions;
- (c) Each phase of any development in question shall exist as an independent unit capable of having its surface water management needs met by the drainage system design;
- (d) Development shall not adversely impact flood elevations or degrade the water quality of a water body.

DRN Policy 3.9: All stormwater management devices constructed and dedicated to the City shall be designed so that they can be maintained at a minimal cost to the taxpayer, as determined by the City.

DRN Policy 3.10: The City shall not accept for dedication any road, street, or facility constructed within a designated flood hazard area, unless mitigating measures as identified in the City's Subdivision Regulations have been installed by the developer to overcome any identified flood hazard. All measures installed by the developer must be certified as acceptable by the City prior to project completion.

DRN Policy 3.11: The City shall enforce the published 100-year flood elevations for depressions, lowland areas, lakes, streams and waterways within its jurisdictional limits pursuant to Flood Insurance Rate Maps (FIRM) for the City of Ocoee and Orange County effective September 27th 2021.

DRN Objective 4 - Agency Coordination: The City shall continue to work with federal, state, regional, local agencies, and professional organizations on protecting and enhancing waterbodies, waterways, and connections

with the aquifer within the City's jurisdictional limits.

DRN Policy 4.1: The City shall cooperate and coordinate with all appropriate water management agencies including the Florida Department of Environmental Protection (DEP), St. John's River Water Management District (SJRWMD), and Orange County. The City shall require all new development and redevelopment to follow the recommendations and requirements set forth relating to water quality, flood resiliency, and groundwater aquifer recharge from these agencies.

DRN Policy 4.2: The City shall in cooperate with and enforce all appropriate recommendations and requirements enumerated in the Florida Administrative Code and Florida Statutes pertaining to stormwater management.

DRN Policy 4.3: The City shall cooperate with and enforce all appropriate recommendations and requirements associated with Basin Management Action Plans (BMAP) for watersheds of which the City is a part. This includes, but is not limited to, recommendations for the Upper Ocklawaha River and Wekiva and Rock Springs BMAPs.

DRN Policy 4.4: The City shall support the recommendations of the Wekiva Parkway and Protection Act Regional Master Stormwater Management Plan.

DRN Policy 4.5: The maintenance and flooding projects identified in the Wekiva Parkway and Protection Act Regional Master Stormwater Management Plan (the "Parkway Plan") from the City's basin studies shall serve as the basis of an annual budgetary allocation as a regular component of the City's stormwater management system and Capital Improvements Program.

DRAINAGE SUB-ELEMENT

The City shall also continue to focus on the water quality projects identified in the Parkway Plan within its efforts to comply with the regulations of the NPDES, the Lake Apopka Basin Rule, and the United States Environmental Protection Agency's 303(d) program providing guidance and technical assistance with respect to determining Total Maximum Daily Loads ("TMDLs"), as well as the Wekiva Parkway and Protection Act.

DRN Policy 4.6: Additional funding for city-wide surface water management programs shall be sought from Federal and State sources, new revenue sources will be considered, such as FDEP TMDL Non-Point Source Reduction Grants and SJRWMD Cost-Share Grants and any other sources of funding that may be applicable.

DRN Policy 4.7: The City shall continue a dedicated funding source, such as the stormwater utility fee, that can be used for planning, implementation, and operations and maintenance of regional projects within the Wekiva Study Area. The City shall continue to fund regional stormwater projects for the benefit to Lake Apopka, as well as stormwater maintenance projects identified in the Wekiva Parkway and Protection Act Master Stormwater Management Plan.

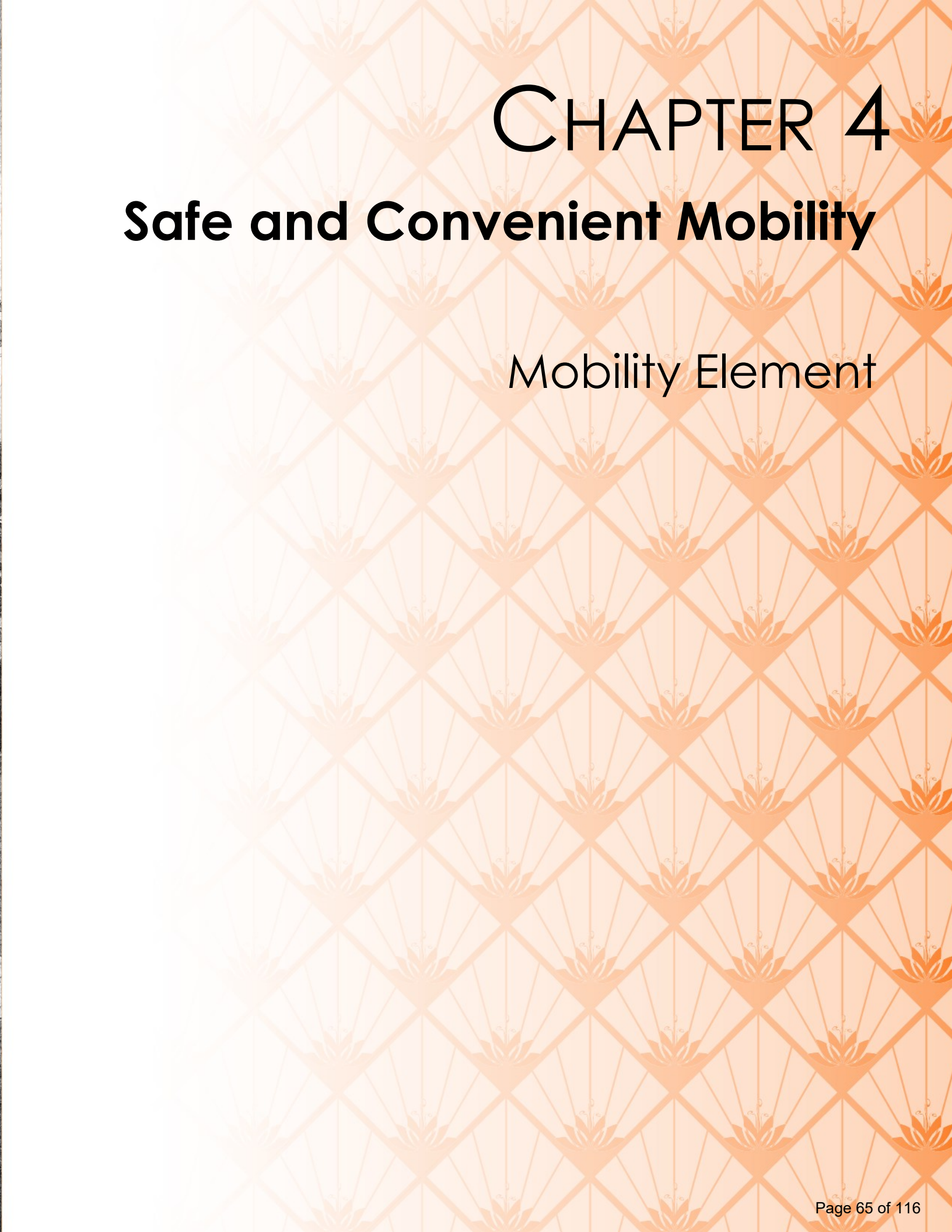
SAFE & CONVENIENT MOBILITY



CHAPTER

4





CHAPTER 4

Safe and Convenient Mobility

Mobility Element



MOBILITY ELEMENT

MOB GOAL: THE CITY SHALL PROVIDE A RESILIENT AND LOGICALLY CONNECTED MULTIMODAL TRANSPORTATION SYSTEM THAT PROVIDES FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS.

MOB Objective 1 - Context-sensitive Standards: The City shall adopt and maintain context-sensitive multi-modal Level of Service (LOS) standards for automobile, bicycle, and pedestrian travel to improve safety and reduce vehicle trips, vehicle miles traveled, and trip lengths while protecting established residential areas, environmentally sensitive areas, and historically significant sites from adverse transportation impacts.

MOB Policy 1.1: The City shall adopt context-sensitive, multi-modal Level of Service standards, as provided below, and shall provide for the safe movement of people and goods, with a focus on pedestrian and bicyclist safety.

MOB Policy 1.1.a: Roadway Facility Level of Service Standard (Arterial, Collector, Local) – Context Classification E

MOB Policy 1.1.b: Bicycle Facility Level of Stress Standard – Level 2

MOB Policy 1.1.c: Pedestrian Facility Level of Stress Standard – Level 2

MOB Policy 1.2: The City's projected transportation system standards and needs shall be based on, coordinated, and well-balanced with the existing and future land uses as shown on the Future Land Use Map. Roadways shall be designed based on their desired future land use context classification and shall be connected to increase interconnectivity and accessibility, particularly on Target Urban Corridors and within the Downtown Area.

MOB Policy 1.3: The City shall apply context-sensitive solutions which integrate land use,

environmental, and social considerations into project development, site design, and transportation design and treatment. Context-sensitive solutions shall address motorist traffic issues, protect the character of existing residential neighborhoods, improve safety, and enhance the quality of life. Standards to achieve context-sensitive solutions and complete streets shall be adopted into the Land Development Code and shall be implemented as new development, redevelopment, infill development or adaptive reuse occurs.

MOB Policy 1.4: The City shall continually seek opportunities to increase the percentage of households that are within a one-quarter (1/4) walkable mile (or five-minute walk) of LYNX service, trail, or alternative mode of travel for work commutes.

MOB Policy 1.5: The City will work with the Florida Department of Transportation, MetroPlan Orlando, and LYNX to integrate transit facility improvements into site development and roadway projects in the City, where appropriate, and plan for the transportation needs of transportation-disadvantaged persons who reside, work, and/or visit the City.

MOB Policy 1.6: The City shall implement strategies to reduce pressure to widen roadways at great expense and make them less safe for pedestrians and bicyclists. Such strategies include identifying opportunities to develop parallel and interconnecting roadways to create alternative connections and routes of travel, which lessen the use of and reliance on principal arterials and collectors for direct access, and the construction of modern roundabouts. New developments should be developed with an interconnected network of gridded streets, whenever practicable.

MOB Policy 1.7: Based on the context of the land uses of the surrounding area of a

MOBILITY ELEMENT

development, shared driveways and cross access easements shall be required to be planned and/or installed for new developments or projects to reduce the number of driveways on arterial and collector roadways.

MOB Objective 2 - Safety, Efficiency, and Resiliency: The City shall emphasize safe mobility through transportation planning and design engineering to achieve safer vehicular travel speeds in support of the City's efforts to eliminate and reduce serious injuries and fatalities on its roadways.

MOB Policy 2.1: The City shall emphasize safety, prioritize projects that promote alternative modes of travel, and continually seek opportunities to correct existing system facility deficiencies and reduce the number and severity of vehicular crashes, particularly those involving bicyclists and pedestrians.

MOB Policy 2.2: The City shall coordinate with the Florida Department of Transportation, MetroPlan Orlando, LYNX, Orange County, neighboring jurisdictions and other agencies as needed to facilitate transportation projects that avoid disruptions in local conditions, meet identified needs, or improve access and safety on the multi-modal network.

MOB Policy 2.3: Development and redevelopment within the City shall mitigate adverse transportation impacts to the multimodal transportation system.

MOB Policy 2.4: The City shall regularly evaluate and be prepared for emerging transportation technologies including, but not limited to, micro-mobility such as bike share, autonomous vehicles, traffic signal coordination, and artificial intelligence, in relation to the impacts these advancements will have on mobility.

MOB Policy 2.5: The City shall support the use of micro-mobility, such as bike share, as a

first/last mile access to other available transportation alternatives.

MOB Policy 2.6: The City will support the use of electric vehicles by adopting electric vehicle charging station requirements for new residential and non-residential development in the Land Development Code.

MOB Policy 2.7: The City shall support Intelligent Transportation Systems (ITS) that integrate communication, sensing, and control technologies in vehicles and infrastructure, transportation systems management (TSM) and other access management techniques to encourage the most coordinated and efficient use of its transportation infrastructure.

MOB Policy 2.8: Transportation plans shall integrate motorist needs with those of non-motorists, including bicycle facilities (multi-use trails, bike lanes, and cycle tracks), exercise trails, wide-walk pathways, non-motorized bicycling/walking corridors and, when possible, connections to such facilities.

The City shall coordinate with adjacent jurisdictions to ensure that trails that cross jurisdictional lines provide a safe and seamless travel path. Such transportation plans shall include educational materials for all mode users to understand their respective rights, responsibilities, and roles in ensuring and achieving safe mobility for all.

MOB Objective 3 - Coordination of Transportation and Land Use: The City shall coordinate mobility systems with the Future Land Use Map to ensure that existing and proposed population densities, housing and employment patterns and development activities are consistent with the transportation modes and circulation plans proposed to serve these areas.

MOB Policy 3.1: The City shall ensure that a new development, Future Land Use map

MOBILITY ELEMENT

amendment, or rezoning does not cause the City's transportation system and network to operate below the adopted Levels of Service standards for roadway, bicycle, or pedestrian facilities or cause system operational failures. To this end, the City shall ensure that development pays its proportionate share of transportation impacts or construct needed mobility improvements for motorists and non-motorists.

MOB Policy 3.2: The City shall ensure that population growth trends, employment patterns, and travel demands are coordinated with the availability of multi-modal transportation facilities and services needed to accommodate them.

MOB Policy 3.3: Safe and interconnected pedestrian and bicycle access ways shall be provided, whenever possible, to connect residential and commercial developments to public uses and spaces, such as plazas, schools, libraries, parks, museums, intermodal transit stops, etc.

MOB Policy 3.4: The City shall promote connected, cohesive, and logical developments and development patterns that prioritize pedestrian/bicycle movements and the creation of successful 15-minute neighborhoods where core services and amenities are easily accessible by residents by walking or cycling. These services and amenities include community-scale education and healthcare, essential retail such grocery store/market and pharmacy, parks and civic spaces for recreation and socialization, employment, and similar daily needs.

MOB Policy 3.5: Higher density and intensity development nodes/clusters, mixed use and verticality shall be prioritized along or within one-quarter (1/4) mile of the centerline of arterial/collector roadways.

MOB Objective 4 - Fiscally-Efficient

Transportation Investment: The City shall make fiscally efficient mobility investments and prioritize cost-effective improvements to maximize existing systems and provide alternative travel modes. Develop strategies and incentives that foster economic vitality, particularly in the Downtown and Special Planning Area Overlays and corridors.

MOB Policy 4.1: The City shall identify and map needed right-of-way to ensure that adequate right-of-way for future transportation improvements including roadway, transit, and bicycle and pedestrian-dedicated facilities are secured as new projects and development occurs. Such maps shall be incorporated into the Mobility Map Series.

MOB Policy 4.2: The City shall facilitate the development of compact, mixed-use neighborhoods to help reduce Vehicle Miles of Travel (VMT) and increase use of non-automotive travel modes.

MOB Policy 4.3: The City will identify, prioritize and make operational improvements to increase efficiency of existing systems or identify alternative means or strategies to reduce travel demand before committing funding towards additional lanes to add capacity.

MOB Policy 4.3.1: Traffic signals and other traffic control/traffic management devices shall be kept in good working order.

MOB Policy 4.3.2: Gaps in pedestrian/bicycle paths on existing roadways shall be identified and bridged or addressed in order to increase use of alternative modes and help reduce vehicular travel demands on roadways. Separation of pedestrian and bicycle infrastructure from motorists, by curbing, bollards, or otherwise providing a separate and protected lane of travel shall be

MOBILITY ELEMENT

considered on higher volume and higher speed roads.

MOB Policy 4.3.3: Through coordination with LYNX, the City shall identify opportunities to add to, improve upon or maintain transit facilities and amenities at bus stops to improve rider first/last mile experience and help increase transit ridership.

MOB Policy 4.3.4: Through inter-departmental coordination, intersection improvements, traffic calming measures, bicycle and pedestrian-designated facilities, access management strategies, and public transportation shelters and connections shall be identified and incorporated into the City's roadway maintenance program.

MOB Policy 4.4: The City shall maximize opportunities to include multi-modal design treatments, such as through the innovative use of pavement markings and restriping, as a part of regular maintenance and resurfacing of roadway facilities.

MOB Policy 4.5: City multi-modal transportation facilities shall be monitored and maintained regularly and shall be free of hazards or impediments to mobility to ensure a safe and comfortable travel experience for all mode users.

MOB Policy 4.6: The City will establish project priorities for transportation construction funding that improve the accessibility and visibility of the existing and planned economic activity centers in the city.

MOB Policy 4.7: In cooperation with LYNX, the City will encourage employers and developers to implement strategies, such as pedestrian-oriented site development, reduced on-site parking, bus pass programs, guaranteed ride home programs, and other demand management efforts, to help improve use of alternative modes and increase transit ridership.

MOB Objective 5 - Funding for Transportation: The City shall seek funding opportunities and support major transportation investments that demonstrate an ability to substantially improve vehicular and pedestrian/bicycle mobility, encourage urban infill development, and reduce traffic congestion.

MOB Policy 5.1: The City shall pursue grants, programs, and funding partnerships whenever possible and shall maintain dedicated funding source(s) to advance multi-modal transportation projects and network improvements in order to address long-term mobility needs.

MOB Policy 5.2: The City shall use a combination of dedicated local funding and federal, state, and regional level grants or partnerships to improve the multi-modal transportation network.

MOB Policy 5.3: The City shall identify and update annually a list of short-term (5-year) and long-term (plan horizon) multi-modal transportation improvements needed to achieve and maintain levels of service so that such improvements can be planned and programmed in a timely manner.

MOB Policy 5.4: The City shall consider the list of short-term and long-term mobility needs for possible inclusion on the MetroPlan Orlando Priority Projects List (PPL) to secure funding and to advance city and those regional transportation projects that improve or support motorist, bicycle, and pedestrian levels of service standards within the City and surrounding areas.

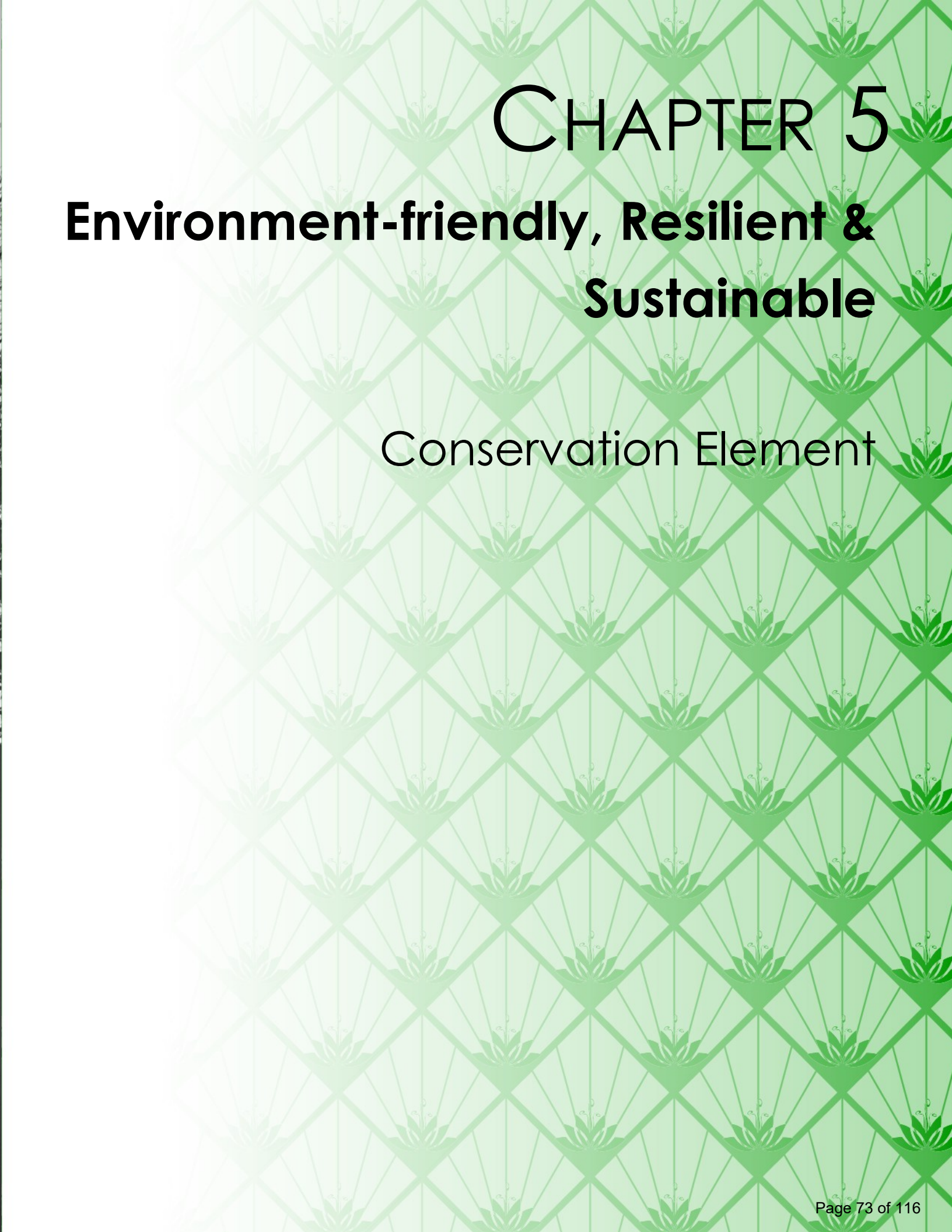
A black and white photograph of a park scene. In the foreground, a tall, dark lamp post with a glowing spherical light fixture stands prominently. Behind it, the silhouettes of trees and a body of water are visible against a light sky. The image is split vertically: the left half is the photograph, and the right half is a green patterned background.

ENVIRONMENT-FRIENDLY, RESILIENT & SUSTAINABLE

CHAPTER

5





CHAPTER 5

Environment-friendly, Resilient & Sustainable

Conservation Element



CONSERVATION ELEMENT

CON GOAL: CONSERVE THE CITY'S NATURAL RESOURCES. THE CITY SHALL PROTECT THE ITS NATURAL RESOURCES THROUGH THE PRESERVATION, REHABILITATION, AND CONSTRUCTION OF NATURAL AND ARTIFICIAL ECOSYSTEMS THAT WILL PROTECT HUMAN AND ENVIRONMENTAL HEALTH, SURFACE WATER, GROUNDWATER, AND AMBIENT AIR QUALITY, SURFACE WATER AND GROUND WATER AVAILABILITY AND ACCESS, SENSITIVE LANDS, ENDANGERED SPECIES, SPECIES OF CONCERN, AND SPECIES BIODIVERSITY, AND SUPPORT A SAFE, HEALTHY, AND THRIVING COMMUNITY.

CON Objective 1 - Minimize Development Impacts: The City shall promote green development initiatives and Low Impact Development stormwater management through the implementation of the Land Development Code to conserve energy and protect the City's natural resources through energy-efficient and sustainable construction practices and projects that minimize air, water, noise, and light pollution during the construction process, and for the life of the building or structure.

CON Policy 1.1: The City shall increase night sky access, improve nighttime visibility, and reduce the consequences of development on wildlife and people by limiting backlighting, uplighting, and glare. The Land Development Code shall define and establish guidelines for acceptable lighting based on the Illuminating Engineering Society (IES) TM-15-11, Addendum A.

CON Policy 1.2: The City shall minimize water demand.

CON Policy 1.2.a: The City shall enforce the water conservation measures described in the Infrastructure Element and Chapter 175 - WATER CONSERVATION FOR LANDSCAPE IRRIGATION, IRRIGATION SYSTEM DESIGN AND INSTALLATION STANDARDS, AND EFFICIENT PLUMBING

REQUIREMENTS of the City of Ocoee's Code of Ordinances.

CON Policy 1.2.b: Through implementing Best Management Practices described under Chapter 25 of the City's Code of Ordinances, developments shall demonstrate a reduction in outdoor water consumption by a minimum of fifty (50) percent compared to the baseline for a site's peak watering month as calculated by the Environmental Protection Agency (EPA) WaterSense Water Budget Tool. A minimum of thirty (30) percent of the reduction must be achieved through plant species selection and irrigation system efficiency. Additional reductions beyond thirty (30) percent may be achieved using any combination of efficiency, alternative water sources, and smart scheduling technologies.

CON Policy 1.2.c: Through implementing Best Management Practices established under Chapter 25 of the City's Code of Ordinances, developments shall, at a minimum, minimize indoor water consumption by twenty (20) percent from the baseline water consumption of fixtures and fittings listed in LEED: BC+D New Construction v4 (or newer) Indoor Water Use Reduction Table 1.

[embed table here]

CON Policy 1.2.d: Through implementing Best Management Practices established under Chapter 25 of the City's Code of Ordinances, developments shall ensure that requirements of appliances listed in LEED: BC+D New Construction v4, or as amended/updated, Indoor Water Use Reduction Table 4 are met.

[maybe add table 4 here].

CON Policy 1.2.e: Consumption of water shall be prioritized by water quality as described in the Infrastructure Element.

CONSERVATION ELEMENT

CON Policy 1.2.f: The City may educate residents on the water metering services provided by the City that can help them reduce their water consumption and save money.

CON Policy 1.3: The City shall adopt and implement energy-efficiency standards within the Land Development Code to support its efforts to reduce excessive energy use and lessen adverse impacts to the City's natural, built, and economic environment.

CON Policy 1.4: Developments and redevelopment are encouraged to reduce reliance on fossil fuel-derived energy sources by incorporating on-site renewable energy systems or grid-source renewable energy technologies and carbon mitigation. Green or renewable energy can be in the form of wind or solar resources, and carbon mitigation options include the purchase of carbon offsets and renewable energy certificates (RECs).

CON Policy 1.5: The City shall minimize the volume or amount of waste that is disposed of in landfills through recycling, salvaging, reuse and donation of debris and other construction materials or byproducts.

CON Policy 1.5.a: The City shall continue providing collection services that pick-up and properly dispose of recyclable material for residents within the City.

CON Policy 1.5.b: Development, redevelopment, and infill development activities shall minimize demolition and construction debris and use of virgin materials. Where possible, concrete debris can be reused as the base for roadways, parking lots, and driveways.

CON Policy 1.6: The City will promote the reduction in the release of persistent, bio-accumulative, and toxic chemicals associated with the life cycle of building materials by encouraging developments to:

- a. Reduce the risk of mercury release, an EPA Priority Pollutants, by reducing the use of mercury-containing products and devices through product substitution, capture, and recycling during the construction phase. Buildings that currently make use of mercury-containing products will be encouraged to develop a plan to safely phase-out and dispose of these products.
- b. Use products that are a part of a buildings permanent installation to have an Environmental Product Declaration (EPD) that conforms to ISO 14025, 14044, 14040 and 21930. If an EPD does not exist, encourage its creation.
- c. Use of products that are Cradle to Cradle Certified or comply with USGBC approved building product optimization criteria, or do not contain any GreenScreen Benchmark 1 hazards or ingredients listed on the REACH Authorization or Candidate list or are products that comply with USGBC approved building product optimization criteria.
- d. Reduce the risk of lead, copper, and cadmium release by encouraging substitutes for material that are manufactured with these metals when possible.
- e. Use a minimum of three (3) material categories that are free of volatile organic compounds (VOCs) by content based on General Emissions Evaluations.

CON Policy 1.7: To protect and preserve natural resources that extend beyond jurisdictional boundaries, the City shall coordinate with Orange County, neighboring jurisdictions and regional, state, and federal agencies to cooperatively support the protection of these natural resources.

CONSERVATION ELEMENT

CON Policy 1.8: The City shall require all developments to perform, or if already available provide, a Phase I Environmental Site Assessment (ESA) conducted by a qualified professional, such as a professional engineer or professional geologist. The ESA results shall be submitted to the City as part of the site plan application packet.

CON Policy 1.9: The City shall require, at a minimum, all developments to perform a Phase II Environmental Site Assessment on brownfields, and sites that have Recognized Environmental Conditions (RECs) identified by a Phase I ESA, prior to development.

CON Policy 1.10: The City shall establish an Urban Forest Management Plan (UFMP) which shall include a Canopy Action Plan and Urban Forest Maintenance Plan and shall include the following strategies;

CON Policy 1.10.a: The City shall continue the preservation of existing woodlands and encourage the renewal of Urban woodlands.

CON Policy 1.10.b: The City shall work towards increasing the urban tree canopy coverage to 50% within the City by 2045. The City shall utilize the i-Tree Canopy Cover Assessment and Tree Benefits Report 2024 to establish a baseline for tree canopy coverage within the City, which shall be updated every five (5) years to measure progress towards this goal.

CON Policy 1.10.c: The City shall prioritize the use of suitable native trees and native vegetation within degraded streams, wetlands, and lake buffers, and on steep slopes.

Policy 1.10.d: The City shall continue its commitment to meeting the requirements for the honorary designation of "Tree City, USA."

Policy 1.10.e: Whenever possible the City shall plant street trees in planter strips and tree boxes located along sidewalks within the City right-of-way and City-owned properties to create an aesthetically appealing public realm, provide an effective tree canopy, avoid sidewalk and utility damage, and minimize water consumption.

CON Policy 1.11: The City shall develop and implement land development regulations that include options for natural and artificial urban green spaces, including but not limited to, the use of vegetated roofs to minimize the ecological and environmental losses that accompany development.

CON Policy 1.2: The City shall utilize the soil association classifications within the National Resource Conservation Service in order to determine the development potential of proposed construction sites within the City's corporate limits.

Objective 2 - Water Quality Protection: The City shall protect the availability, accessibility, and the quality of all surface waters, whether publicly or privately owned, and ground water.

CON Policy 2.1: The City shall use the standard of Class III Waters per Rule 62-302.530, F.A.C., as an appropriate index for testing water quality.

CON Policy 2.2: The City shall implement the National Pollution Discharge and Elimination System (NPDES) Outfall and Lake Monitoring programs.

CON Policy 2.3: The City shall participate in the Wekiva Basin Management Action Plan and the Ocklawaha Basin Management Action Plan (BMAP) to identify, and implement when

CONSERVATION ELEMENT

economically feasible, projects that prioritize water quality improvements and protections.

CON Policy 2.4: The City shall regulate development activities in order to protect natural water-cleansing features and reduce or prevent discharge of contaminants from urban and agriculture land uses.

CON Policy 2.4.a: The City shall expand and improve its multiple separate storm sewer system (MS4) as described in the Drainage Element to capture and treat surface water runoff prior to discharging to a water body or infiltrating into a superficial aquifer.

CON Policy 2.4.b: All new development shall be required to meet the stormwater retention and detention requirements set forth in the Drainage Element of this Plan, the City's Land Development Code, and all applicable SJRWMD regulations; the more stringent requirements take precedence.

CON Policy 2.4.c: In order to reduce the pollutant loading into surface waters, the City will promote low impact development stormwater management and the use of natural features in the treatment of stormwater runoff, limit the destruction of native vegetation and/or land clearing with such natural features, provide vegetated open space requirements, and require upland buffers and/or environmental swales surrounding natural features. For the purposes of this policy, natural features shall include City, State, and Federal wetlands and FEMA identified riverine areas.

CON Policy 2.5: The City shall implement measures to reduce the pollution loading to

surface waters running into or through the City that discharge to water bodies that are considered to be impaired by the Florida Department of Environmental Protection (FDEP).

CON Policy 2.6: The City shall protect the banks of water bodies and open channel conveyance systems from erosion to prevent the siltation of sediments into water bodies through enforcement of the Land Development Code and Drainage Element.

CON Policy 2.7: The City shall minimize ground water withdrawal through initiatives set forth by the Water and Sewer Sub-Element of the Infrastructure Element, which include, but are not limited to, prioritizing the use of surface waters, stormwaters, and reclaimed waters to reduce the burden of groundwater pumping.

CON Policy 2.8: The City shall restrict fertilizer use and water consumption through the City Code of Ordinances.

CON Policy 2.9: To protect surface waters and groundwaters from contamination that may leach from impacted soils, the City shall require all development sites to conduct a Phase I Environmental Site Assessment as described in the ASTM E1527-05. If the site is contaminated, or suspected to be contaminated, the developer shall conduct a Phase II Environmental Site Assessment as described in ASTM E1903-11. If the Phase II soil or groundwater contamination is found to meet or exceed regulatory thresholds, remediation to reduce contamination shall be required consistent with EPA's standards prior to development.

CON Policy 2.10: The City shall protect the aquifer through the adoption and implementation of stringent policies and regulations that function to improve water

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quality of any waters that naturally or through human action, whether directly or indirectly, infiltrate or discharge into the aquifer.

CON Policy 2.11: The City shall seek opportunities to maximize and protect aquifer recharge by prohibiting land uses in areas of high aquifer recharge area, based on the Florida Forever Needs Analysis Map or newer study, that may negatively impact the aquifer, such as limiting the use and placement of impervious materials in a manner that redirects or modifies the flow of water, or limiting development activities that otherwise significantly limit the natural absorption of water directly into the ground or limiting development activities that pose a high risk of contamination to the aquifer. When development in high recharge areas are unavoidable, such development shall be designed following Best Management Practices that protect the volume and quality of water entering the aquifer, such as clustering or minimizing development footprints away from high recharge areas or placement of passive and active open spaces in these high recharge areas.

CON Objective 3 - Wetland and Floodplain Protection: The City shall protect and conserve its functionally and environmentally significant wetlands, hydric soils, and flood prone areas from physical and hydrological alterations through enforcement of Flood Hazard Avoidance Regulations, directing incompatible land uses away from wetlands, and, where appropriate, creation of one-lot plats and placement of such areas into the Conservation future land use designation.

CON Policy 3.1: The City hereby adopts the Ocoee Wetlands and Floodplains Conservation and Protection Map, which reflects the summation of those wetlands designated as Conservation on the adopted

Future Land Use Map (as of 2023), those wetlands designated as Conservation by Orange County (as of 2023) within the City of Ocoee/Orange County Joint Planning Area (JPA) Agreement, and those properties within the JPA identified by Natural Resource Conservation Service (NRCS) as having soils that exhibit hydric properties. The City shall also evaluate properties that have the potential of containing hydric soils as new developments are submitted for review, to include an environmental assessment to identify and classify the presence of wetlands, floodplains or hydric soils.

CON Policy 3.2: The City shall coordinate with the U.S Army Corp of Engineers, the Florida Department of Environmental Protections, and the SJRWMD to further the City's efforts towards identifying and protecting wetlands and floodplains located within the city limits, but that are under the jurisdictional authority of these agencies, for the purpose of Identifying conservation areas/corridors where special zoning regulations and performance standards apply.

CON Policy 3.3: Within the Stormwater Master Plan Update as described in the Drainage Element of Chapter 3 of this Comprehensive Plan, the City shall include a section dedicated to the identification, protection, conservation, and management of areas, such as wetlands, that serve a crucial natural function in managing floods by providing storage areas for excess water during times of high flow.

CON Policy 3.4: Should any portion of the designated wetlands referenced in this Section, and any soil identified by the NRCS as possibly exhibiting hydric qualities, intersect with a developer/applicant, then the City

CONSERVATION ELEMENT

shall require a study of the wetlands by an ecologist, biologist, or similar profession to determine the area and quality of the wetland. If the study indicates the above is valid, then the City will designate the area as a Conservation Area. If it is not found to be a Conservation Area, the land will then be subject to the City's Floodplain regulations.

CON Policy 3.5: The City shall include in the Land Development Code a requirement that any development that contains land meeting the definition of a wetland as defined by the Florida Statutes, whether it has been previously identified by the City as such or not, shall conduct a wetland delineation in accordance with current rules and regulations of the Florida Administrative Code. A delineation of the upland wetland boundary shall be established based upon an on-site field survey by a professional biologist, or registered engineer retained by the applicant and coordinated with SJRWMD, the FDEP, and/or the U.S. Army Corps of Engineers. Furthermore, the development shall, through a comprehensive planning process, identify the types, values, function, size, and conditions, and specific locations of the wetlands on the site.

CON Policy 3.5.a: As a habitat protection measure, a nonstructural water quality control measure, and a flood resiliency measure, the City shall continue to utilize standards and guidelines through the Land Development Code to protect wetlands under the regulatory jurisdiction of the City, State, and Federal governments, including:

- (1) Preventing excavation or filling within wetlands unless the City Commission finds, on the basis of

reasonable evidence, that there are no alternatives to filling,

- (2) Where disturbance is permitted, requiring a two-for-one (2:1) replacement of area and maintenance of proximal locational relationship and functionality to the maximum extent possible, and enforcement of alternative mitigation requirements, if necessary,
- (3) Where a two-for-one (2:1) replacement of wetland area is required, the priority of replacement location in descending order is:
 - (a) within the project boundaries;
 - (b) within the hydrologic unit code (HUC) 14 sub watershed;
 - (c) within the City;
 - (d) within the HUC 12 sub watershed;
 - (e) within HUC 10 watershed; and
 - (f) within HUC 8 sub-basin,
- (4) Preserving existing native plant communities surrounding a wetland to a minimum of 25 feet. If no existing native plant community exists, the minimum buffer shall be at least 15 feet, but shall average at least 25 feet if supplemented with suitable, native and non-invasive plant species.
- (5) Prohibiting the placement of septic tanks in wetlands and flood prone areas and adhering to all other requirements set forth dictating On-site Sewage Treatment and Disposal Systems (OSTDS) described by the Infrastructure Element and the Engineering Standards Manual

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(ESM); on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

- (6) Continuing to direct development away from wetland and wetland transition areas.
- (7) For developments located directly upland of a wetland, ensuring that predevelopment water flow (rate, magnitude, frequency, duration, timing, and quality), to the maximum extent possible, is maintained to preserve a healthy wetland ecosystem during any modification of development,
- (8) Ensuring that managed wetlands conform to standards included in the Comprehensive Plan and Land Development Code, and
- (9) Transferring development rights, where appropriate, to protect Conservation Areas or wetlands.

CON Policy 3.6: The City shall provide opportunities to annex property within the Ocoee Joint Planning Area (JPA) into the City in order to maintain the size and integrity of wetlands and minimize wetland degradation through gradual isolation.

CON Policy 3.7: The City shall protect the natural functions of the 100-year floodplains and flood prone areas prescribed by FEMA, Orange County, and City Floodplain Management Regulations in order to maintain their flood-carrying and flood storage capacities.

Policy 3.7.a: The City shall continue to implement the provisions of the Floodplain

Management and Natural Resources Ordinances.

Policy 3.7.b: Prevention of excavation, fill, construction, substantial improvements, and other development within the Floodway and 100-year Floodplain.

Policy 3.7.c: If intrusion into the 100-year Floodplain cannot be avoided, substantial evidences shall be provided that demonstrates:

- (1) That no practical alternatives exist,
- (2) The intrusion shall not increase the flood hazard on other property
- (3) Must meet compensatory storage requirements of the Drainage Element and ESM
- (4) Submittal of a CLOMR-F to be approved by FEMA and submitted to the City prior to development and a LOMR-F approved by FEMA and submitted to the City prior to construction.

Policy 3.7.d: The City shall regulate Future Development utilizing the stormwater Level of Service standards identified in the Drainage Element and floodplain management practices as prescribed in the Engineering Standards Manual (ESM). The ESM regulations are consistent with, or better than, the policies and regulations of the NFIP.

Policy 3.7.e: Future development, as defined by the Ocoee Land Development Code, shall not occur within 15 feet of an approved 100-year floodplain elevation and the average buffer between development and an approved 100-year floodplain elevation shall not be less than 25 feet except where exempt by State

CONSERVATION ELEMENT

Statute or in cases where offsetting on-site environmental mitigation or enhancement of these areas is demonstrated to improve natural function or to provide low-impact uses or recreational amenities, that are permitted by the NFIP, which encourage enjoyment of such areas.

Policy 3.7.f: Limited low-impact and passive recreational development as defined by the Ocoee Land Development Code may be permitted at the City's discretion within portions of the 100-year floodplain, which are situated above the normal high-water level of lakes, streams, and flood prone areas and are at least 25 feet upland of any jurisdictional wetland area. Types of uses may be permitted on a case-by-case basis include landscaping, passive open space area, park benches, pedestrian/bicycle/multi-use trails, open play fields, covered shelters, picnic tables, play courts, and similar uses where no reduction of flood storage capacity has been demonstrated.

Policy 3.7.g: The City shall prohibit channelization in special flood hazard areas without base flood elevations, or in special flood hazard areas with base flood elevations but without floodway designations within the Ocoee JPA and utilize BMPs for top of bank management.

Policy 3.7.h: To the extent practicable, the City shall protect drainageways through minimized disturbance and channelization by adopting standards to protect drainageways, including top of bank setbacks and special piping considerations as detailed in the Floodplain Management Ordinance.

CON Policy 3.8: Developments in the flood prone areas which were built before the City entered into the Federal Emergency Management Agency (FEMA) program are considered legally non-conforming structures. Such developments are exempt from conforming to policy updates until the substantial damage or substantial improvements (SDSI) thresholds are met, as defined in the Floodplain Management Ordinance, at which point compliance to the current Floodplain Ordinance must be met.

CON Policy 3.9: The City will continue to participate in the FEMA program, adhere to regulations set forth by the National Flood Insurance Program (NFIP), and maintain its participation with the Community Rating System (CRS). The City will enforce new floodplain elevations as established by FEMA in the review of proposed development and, for existing development, will enforce the non-conforming uses regulations as described in the Floodplain Management Ordinance.

CON Policy 3.10: The City shall rely upon conservation easements or require dedication of open space areas to the City or other appropriate conservation agency as a tool for preserving floodplain, wetland, and ecologically significant communities. The City shall amend the Land Development Code to provide for the dedication of conservation easements or reservation where the City finds that the dedication is reasonable in order to protect the value and function of the wetland.

CON Policy 3.11: Wetland and floodplain development restrictions shall be administered through the following policies. The City shall adopt land development regulations implementing these policies.

CONSERVATION ELEMENT

Policy 3.11.a: Review Process. The City shall coordinate with the jurisdictional agencies for purposes of rendering legal, equitable, and environmentally sensitive determinations of the development rights to be permitted on such wetlands and/or lands under the jurisdiction of the State or Federal government. The developer of a parcel of environmentally sensitive land shall be responsible for obtaining permits or exemptions of development. In all cases where approval of Federal and/or State Regulatory Agencies is necessary, applicants must provide the City of Ocoee with a complete copy of all permits or permit applications submitted to the Water Management Districts, Florida Department of Environmental Protection, or Army Corps of Engineers, or a statement from the applicant's environmental consultant explaining why no permit is required, before the City can complete its review. Regardless of permitting by the Federal or State permitting agencies, the City shall reserve the right to determine the appropriate land use, density/intensity, and special mitigation measures including but not limited to, the constriction of culverts or other means.

Policy 3.11.b: Burden on the Applicant. The applicant shall bear the burden of proof in determining that development shall not adversely impact wetlands, transitional wetlands, floodplains, and other environmentally fragile natural systems. The applicant shall prove that the type, value, function, size, and condition of the wetland or flood prone area will not be adversely impacted. Such determinations shall be based on physical and biological data obtained from specific site

investigations by a biologist, and engineer, or by another professional competent in producing data and analysis necessary to support impact assessments.

Policy 3.11.c: Coordination with other Agencies. Orange County as well as representatives of the FDEP, U.S. Army Corps of Engineers, the SJRWMD, or the U.S. Fish and Wildlife Service may be included during the development review process to assist in identifying and delineating wetlands and flood prone areas. Applicants shall have an opportunity to demonstrate that any wetland or floodplain designations within the confines of their property no longer function as defined wetlands or floodplain.

Policy 3.11.d: Waiver for Marginal Wetlands if Mitigated. For small, isolated wetlands and floodplains that the developer is providing viable compensatory preserve areas which mitigate against a loss of viable wetland system and/or flood storage, the City may waive the preservation requirements, in and only in, the case of an overriding public interest.

Policy 3.11.f: The City of Ocoee shall penalize those responsible for the unauthorized destruction or substantial degradation of wetlands, as identified by the City. All City building permits shall be withheld until the damage is repaired or applicable permits are issued by the appropriate agency. Any violation shall be punishable as described in City Code of Ordinances, including by the assessment of code enforcement fines and recorded liens.

CONSERVATION ELEMENT

Objective 4 - Species and Habitat Protection:
The City of Ocoee shall protect endangered species, species of concern, and species biodiversity by regulating development through the implementation of the Land Development Code, in order to minimize impairments to the functionality of vital natural systems, including the protection and conservation of soils, native wetland and vegetative communities, rare upland areas, urban woodlands, tree canopy, historic trees, and other environmentally sensitive lands.

CON Policy 4.1: Within the City of Ocoee, all endangered and threatened species shall be afforded protection by the City through the regulatory authority of the U.S. Fish and Wildlife Service, the Florida Game and Freshwater Fish Commission and the Florida Department of Environmental Protection, as mandated by the federal Endangered Species Act of 1973 and the Florida Endangered and Threatened Species Act of 1977 (s. 372.072, F.S.)

CON Policy 4.2: The City shall require, where appropriate, the utilization of wildlife corridors to provide connectivity between protected wetland systems through transitional uplands. The wildlife corridor shall be defined as during project master plan review and shall be clearly represented on the final approved master plan. The extent (width and configuration) of such wildlife corridors shall be established on a case-by-case basis, depending on the recommendations of the applicable wildlife agencies, vegetative communities, soil associations, and the likely occurrence of endangered and threatened species and species of special concern and their habitat. The wildlife corridors shall be buffered from the developed portions of the development site using Best Management

Practices, and a conservation easement shall be applied to the wildlife corridors, pursuant to Section 704.06, F.S.

CON Policy 4.3: If an Environmental Site Assessment, as described in Policy (above) indicates that Endangered or Threatened Species, or Species of Special Concern are found on site, the City shall require that the applicant work with the appropriate wildlife agencies on appropriate protection measures. Such measures may include preservation, habitat management, species relocation, or incidental taking as authorized by the wildlife agencies. The City shall issue no development approvals that are inconsistent with Federal, State, or local Management Plans.

CON Policy 4.4: The City shall conserve the biologically diverse communities of freshwater wetlands as detailed in this Plan, the Land Development Code, and the Engineering Standards Manual.

CON Policy 4.5: The City's preservation efforts for upland habitats, including threatened and endangered species of plants and animals, and plant and animal species of special concern, shall apply to proposed developments on vacant (undeveloped) sites. The City shall require a tree survey and encourage the preservation of native trees, especially specimen trees, and require the preservation of any protected trees in accordance with its Arbor Code. The site shall be inspected by an ecologist, biologist, or a similar professional for the presence of state and federally protected plant and animal species. Site Surveys shall address the size and distribution of native habitat, wildlife and listed species populations within a proposed development site, and the feasibility and

CONSERVATION ELEMENT

viability of off-site protection and management. The survey shall also address the appropriateness of migration to an acceptable off-site location in the event that on-site migration is shown to be ineffective. Protection of any wildlife and protected habitat will be required as part of the overall development plan submitted for development approval.

CON Policy 4.6: The City shall maintain a GIS record of areas within the City where endangered species, or species of concern, are known to have taken up residence or frequently visit along migratory routes. This record shall be updated annually through cross references with the Florida Department of Environmental Protection Agency, the Fish and Wildlife Services, Audubon Florida, and field surveys.

CON Policy 4.7: The City shall make efforts to preserve and include pollinator friendly landscaping in the natural and built environments throughout the City.

CON Policy 4.8: The City shall use, where appropriate, the planning tool known as "transfer of development rights" to protect or preserve uplands serving as known habitat for endangered and threatened species.

CON Policy 4.9: The City shall maintain, throughout the planning period, the most appropriate means of protecting environmentally sensitive lands. Alternative methods shall include acquisition, regulation, and maintenance of City-owned lands, or any combination of the above.

Objective 5 - Air Quality Protection: The City shall support efforts to improve air quality as a means to protect human and environmental health by seeking plans and investments that

reduce the release of air toxins, including criteria pollutants, and urban heat island effects, which in turn will help to lessen or mitigate the impacts of changing climate conditions.

CON Policy 5.1: The City shall coordinate with the Environmental Protection Agency, Florida Department of Environmental Protection, Orange County, and Orlando Metroplan to incorporate up-to-date air quality information and best management practices into planning and investment decisions.

CON Policy 5.2: The City shall support federal, state, regional, and local policies intended to protect clean air.

CON Policy 5.3: The City shall pursue strategies to reduce surface level pollution sources, such as reducing the quantity of pollutants released by motor vehicles and development activity.

CON Policy 5.3.a: The City shall prepare a Fleet Management Plan to evaluate the transition of gas and diesel fueled vehicles to electric and alternative fueled vehicles and work towards achieving a fifty (50) percent fleet conversion by 2045.

CON Policy 5.3.b: The City shall prioritize developments that provide electric charging stations and alternative fuel infrastructure within the City to increase public accessibility to electric vehicles and alternative fuel sources.

CON Policy 5.3.c: The City shall adopt an EV Vehicle Readiness Ordinance to expand electric vehicle charging abilities throughout the City to serve public mobility needs, serve electric vehicle technologies, improve air quality, and achieve City sustainability goals.

CONSERVATION ELEMENT

CON Policy 5.3.d: The City shall continue its efforts to improve economic and environmental sustainability and reduce its reliance on gas combustion vehicles.

CON Policy 5.3.e: The City shall reduce air-borne particulate matter by street-sweeping, requiring developments to perform dust abatement activities during construction, requiring hauled material to be covered, prohibiting the burning of solid and yard waste, and implementing other methods that reduce the release of particulate matter.

CON Policy 5.3.f: When a development submits a phased development plan to clear and grub, such clearing and grubbing activities shall occur in sequential order as a means of preventing premature soil erosion and dust entrainment, unless the applicant can demonstrate that clearing and grubbing of later phases, or a portion thereof, is required in order for site work to be performed that is directly related to the independent functionality of earlier phases. All cleared areas with no activity for seven (7) days or more, shall be stabilized, to prevent soil erosion and dust entrainment.

CON Policy 5.4: The City shall protect surface level air quality from degradation and increase the opportunity for surface level pollution removal and heat island reduction.

RESPONSIBLE, ACCESSIBLE & OPEN GOVERNANCE



CHAPTER

6



CHAPTER 6

Responsible, Accessible & Open Governance

Public School Facilities Element

Intergovernmental Coord. Element

Capital Improvements Element

Private Property Rights



1821

100 YEARS
ORANGE COUNTY
LIBRARY SYSTEM
Proud
Past.
Bright
Future.

WEST OAKS LIBRARY
& GENEALOGY CENTER

PUBLIC SCHOOLS FACILITIES ELEMENT

PSF GOAL: THE CITY SHALL CONTINUE TO COORDINATE WITH ORANGE COUNTY PUBLIC SCHOOLS AND OTHER JURISDICTIONS TO FACILITATE THE QUALITY AND FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES AND ENSURE SUPERIOR EDUCATIONAL OPPORTUNITIES TO SERVE CURRENT AND FUTURE RESIDENTS, WHICH IN TURN ENCOURAGES ECONOMIC GROWTH FOR INDIVIDUALS, FAMILIES AND COMMUNITIES IN OCOEE AND ORANGE COUNTY.

PSF Objective 1 - Conformance with School Concurrency and Interlocal Agreement: The City will continue to coordinate with Orange County Public Schools (OCPS) to implement school concurrency through the approved Interlocal Agreement (ILA) for public school facility planning, to share information necessary to maintain the adopted Level of Service standard for public schools and to ensure adequate classroom capacity to accommodate the impacts of new residential development throughout the planning process in order to reduce, prevent, or eliminate over-crowded classrooms and school facilities.

Policy 1.1 The City shall coordinate with Orange County Public Schools to implement a Concurrency Management System, which shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) Standards provided in the interlocal agreement between OCPS and the City. The LOS by school type shall be as follows:

- Elementary and K - 8 School LOS - 110% of Adjusted FISH Capacity
- Middle School and High School LOS – 100% of Adjusted FISH Capacity

Policy 1.2: OCPS, in conjunction with the

City, shall adopt and annually update school Concurrency Service Areas (CSAs), which will be used to evaluate capacity of schools available to accommodate students generated by a proposed development. The adopted LOS must be achieved in all CSAs, except where improvements needed to achieve adequate classroom capacity are specifically identified in the OCPS ten (10) year District Capital Outlay Plan (DCOP). CSA boundary adjustments may be made to ensure that the utilization of school capacity is maximized to the greatest extent possible and shall take into account transportation costs, court approved desegregation plans, and other factors.

Policy 1.3: The City and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted interlocal agreement.

Policy 1.3.a: When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property, the City shall seek input from OCPS as to whether sufficient school capacity will exist concurrently with the development. If OCPS indicates there is insufficient capacity in the affected schools, the City may take into consideration the severity of the overcrowding and timing of the availability of the needed capacity to accommodate the proposed development when deciding whether to approve or deny the requested Comprehensive Plan amendment or rezoning.

Policy 1.3.b: The City will determine if a development is vested or exempt from

PUBLIC SCHOOLS FACILITIES ELEMENT

school concurrency. Unless the development is determined to be vested or exempt from concurrency, the City shall not approve a residential site plan, plat, or its functional equivalent, until a concurrency determination has been conducted by OCPS and a Concurrency Certificate has been issued for the development consistent with the provisions of the adopted interlocal agreement.

Policy 1.3.c: School concurrency shall not apply to property within a development of regional impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units.

Policy 1.3.d: Any residential development that creates an impact of less than one (1) student shall be considered *de minimis* and therefore exempt from school capacity review. For the purposes of school concurrency, a single-family dwelling unit shall be defined as one dwelling unit designed for occupancy by one family and not attached to any surrounding dwelling unit. A multi-family dwelling unit shall be defined as a building containing more than one dwelling unit, a dwelling unit attached to one or more other dwelling units, or a mobile home.

Policy 1.4: Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the

functional equivalent, the City shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development, or phase of a development, that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA.

PSF Objective 2 - Alternative Mitigation: Where the adopted school level of service cannot be met, the City shall allow for mitigation alternatives, developed in conjunction with OCPS, that are financially feasible and will serve to maintain the adopted level of service standard consistent with the OCPS Work Program. Should adopted LOS not be achieved and an alternative mitigation option is not available, the City may postpone a proposed development until such time that LOS can be achieved or school capacity is created.

Policy 2.1: Upon completion of an OCPS Concurrency Review, a development that fails to meet LOS requirements may be postponed until adequate public school capacity is created.

Policy 2.1.a: A development shall be deemed to meet concurrency if there is sufficient capacity in the Concurrency Service Area ("CSA") where the development is located or where sufficient capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the adopted LOS, and when the LOS for the specific school type, when considered district-wide, does not exceed 100% of capacity on a district-wide basis for the school type, and approval of the development does not result in a violation of a court ordered

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desegregation order.

Policy 2.1.b: Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle and high school students generated by the development at build out. As provided for in the adopted interlocal agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including the cost of land, equipment, school buses, and where appropriate, temporary classroom space needed to house students generated by the development while permanent space is being constructed. A Proportionate Share contribution toward the construction of schools must be identified in the adopted ten (10) year District Capital Outlay Plan (the "DCOP").

Policy 2.1.c: Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP, establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods as may be negotiated between the developer and OCPS and, as appropriate, the City.

Policy 2.1.d: Any of the Proportionate Share options that are utilized by developers as mitigation are eligible for school impact fee credits as provided for in Florida law.

Policy 2.2: Prior to June 1st of each year, OCPS shall coordinate with the City to develop a financially feasible Ten (10) Year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the City.

Policy 2.2.a: The 10-Year DCOP shall include all capital projects which increase the capacity of public schools within the City and address the deficiencies necessary to maintain or improve LOS and shall be reviewed annually, by OCPS in conjunction with the City, to determine the projected capacity, projected enrollment, and LOS for each school and CSA within the City.

Policy 2.2.b: The City shall review and incorporate the OCPS adopted CSAs, adopted LOS and enrollment projections into the annual update of the City's CIE to ensure that the CIE continues to be financially feasible and that the LOS will be achieved.

Policy 2.2.c: In accordance with F.S. 163.3180(6), F.S., the City adopts a long-term school concurrency management system for areas where significant backlog exists.

PSF Objective 3 - School Facilities Planning: To maintain a high-quality educational system for current and future residents, the City will coordinate with OCPS, in accordance with the Interlocal Agreement, to identify existing deficiencies and future needs, evaluate the School Board's Ten-Year District Capital Outlay Plan (DCOP) and develop plans, programs and strategies to ensure adopted LOS standards for schools are maintained.

Policy 3.1: Pursuant to the adopted Interlocal

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Agreement, a Technical Planning Committee comprised of representatives from the City, other Orange County Municipalities, OCPS, and the East Central Florida Regional Planning Council shall be established to discuss issues of mutual concern. OCPS shall be responsible for making meeting arrangements, providing notification and maintaining a written summary of meeting actions.

Policy 3.2: The OCPS Technical Planning Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. Specific areas addressed by the committee shall include:

- a) Short and long-range planning, population and student projections, and future development trends,
- b) Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools, including embedding schools in residential neighborhoods so that children may safely walk and ride bicycles to and from school, which reduces motorist traffic,
- c) Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, and other supporting infrastructure,
- d) The need for new schools to meet the adopted LOS within the adopted CSAs and the coordination of annual revisions to the five (5) year and ten (10) year District Capital Outlay Plan, and

- e) Update of the City Capital Improvements Element for inclusion in the City's Comprehensive Plan.

Policy 3.3: The City shall provide an update of approved developments, phases of development and estimated build out by phase to the OCPS Planning Department twice per year.

Policy 3.4: The City shall review OCPS generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department.

Policy 3.5: Throughout the planning period, the City and OCPS shall coordinate the siting of new public schools to ensure public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, and are consistent with the City's adopted Future Land Use Map and with the other provisions of the Comprehensive Plan.

Policy 3.5.a: Applications for Future Land Use Map amendments, rezonings, conditional use/special exceptions and site plans for schools shall be given priority status. OCPS shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater.

Policy 3.5.b: The City shall protect existing schools from the intrusion of incompatible land uses through the development review process. Conversely, the City shall provide

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protection to existing residential neighborhoods through the development review process as new schools or school renovations and/or expansions are proposed.

Policy 3.5.c: In an effort to enhance local communities and neighborhoods, the City will participate with OCPS in the school siting, design, and development process so that the school serves as a focal point for the community and is compatible with the Future Land Use Map and with land uses surrounding proposed school sites.

Policy 3.5.d: Where feasible, OCPS and the City shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for community meetings and sports activities.

Policy 3.5.e: In accordance with Section 1006.23, Florida Statutes, and as funding permits, the City shall provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two (2) miles of schools to the school facility. OCPS shall be responsible for the construction of sidewalks and trails on school property and shall provide connections to existing and future sidewalks and trails identified by the City.

Policy 3.5.f: Turn lanes and signalization shall be provided at school entrances

and at other locations near schools, where warranted, to provide safe access to students and the public. Responsibility for construction of school-related signalization and road construction at school entrances shall be the responsibility of OCPS.

Policy 3.6: OCPS shall coordinate with the City in the construction of new public school facilities and in rehabilitation of existing public school facilities to serve as emergency shelters as required by Section 1013.372, Florida Statutes.

PSF Objective 4 - Continuing Education Facilities: The City shall encourage partnerships that facilitate availability and opportunities for educational facilities which in turn will foster economic growth and provide for a trained and stable labor force to stimulate higher quality of life.

PSF Policy 4.1: The City will strive to have quality educational opportunities for all residents through collaboration and partnerships among schools, businesses, and other institutions in the community as well as colleges and universities.

PSF Policy 4.2: Working in partnerships with schools and other institutions, the City will support quality curriculum, teaching, mentoring, and hands-on experiences to prepare students to succeed in college, vocations, the ever-changing job market, and in life.

PSF Policy 4.3: The City will update the Land Development Code to include provisions that allow for the logical siting of vocational, trade, industry, and other technical schools near public facilities, services and resources to support reasonable access to these

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continuing educational opportunities by residents.

INTERGOVERNMENTAL COORDINATION ELEMENT

ICE GOAL: CONTINUE TO IMPROVE INTERGOVERNMENTAL COORDINATION THROUGH THE IMPLEMENTATION OF INTERLOCAL AGREEMENTS AND OTHER FORMAL AND INFORMAL AGREEMENTS TO RESOLVE CONFLICTS REGARDING SCHOOL AND PUBLIC FACILITY SITING, PROBLEM LAND USES, AND ANNEXATION.

ICE Objective 1 - Efficiency of Governance: The City shall continue to coordinate its Comprehensive Plan with the plans of local government agencies providing services but not having regulatory authority over the use of the land, with the Comprehensive Plans of adjacent municipalities and Orange County to reduce and/or eliminate the duplication of services.

ICE Policy 1.1: The Joint Planning Area (JPA) Agreement, as amended, is hereby incorporated, by reference, into the Intergovernmental Coordination Element.

ICE Policy 1.2: The future growth and development patterns of unincorporated properties located within the boundaries of the Joint Planning Area, upon annexation, will be guided by the JPA Agreement and JPA Future Land Use Map (FLUM), unless the JPA FLUM is otherwise amended through a JPA FLUM Amendment approved by both the City and Orange County.

ICE Policy 1.3: The City shall notify Orange County on all annexation, rezoning, de-annexation, Developments of Regional Impact, and Comprehensive Plan text and map and Land Use amendments within ten (10) business days of receipt of the applications or initiation of such action by the City per Section 12, Notices of Certain Applications, of the Joint Planning Area Agreement.

ICE Policy 1.4: The City shall consider requests for voluntary annexation into the City when those lands are contiguous to the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's Comprehensive Plan and the Joint Planning Area (JPA) Agreement. For the purpose of this ICE Policy, an annexation shall be considered a logical extension if it is within the limits of the JPA and meets the requirements of Chapter 171, Florida Statutes. The boundaries of the JPA are illustrated on the Future Land Use Map. Services shall be considered as being properly provided if the existing or planned public facilities can support the land uses and densities proposed in the area to be annexed consistent with the level of service standards set forth in this plan.

ICE Policy 1.5: The City shall continue to coordinate the planning activities mandated by the comprehensive plan with adjacent local governments, school boards, other units of local government providing services but not having regulatory authority over the use of land, the region, and the state.

ICE Policy 1.6: The City will continue to coordinate with the Orange County School Board, the East Central Florida Regional Planning Council, the St. Johns River Water Management District, and State or Federal agencies and any other special districts on projects that fall within their "jurisdictions" or are multi-jurisdictional in nature to identify and resolve any conflicts with the City's Comprehensive Plan, and in turn, amend the plan as needed to ensure coordination.

ICE Policy 1.7: The City shall maintain and revise as necessary the following agreements, including as amended thereto:

- Joint Planning Area Agreement;
- Orange County/City of Ocoee Water Service Territorial Agreement;

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- Orange County/City of Ocoee Sewer Territorial Agreement;
- Orange County Utilities/City of Ocoee Reclaimed Water Territorial Agreement;
- Conserv II Agreement for the Delivery of Reclaimed Water;
- Water Conserv II Agreement for the Delivery of Water;
- City of Winter Garden Interlocal Agreement;
- City of Ocoee/Forest Lake Golf Course Agreement, unless terminated;
- Ocoee Pines Potable Water Service Agreement.

ICE Policy 1.8: The City shall pursue dialogue with adjacent municipalities with an interlocal agreement being the expected outcome to accomplish recognition of the City's established Utility Service Area boundary.

ICE Policy 1.9: The City shall maintain a Water Supply Facilities Work Plan for at least a ten (10) year planning period to address water supply facilities and infrastructure requirements to serve existing and future development within the City's potable water service area.

ICE Policy 1.10: The Water Supply Facilities Work Plan shall be prepared in accordance with Florida Statutes.

ICE Policy 1.11: The Water Supply Facilities Work Plan shall be reviewed bi-annually and shall be updated within 18 months of an update to the CFWI Regional Water Supply Plan that affects the City.

ICE Policy 1.12: The City shall work with the Water Management Districts during updates to their regional water supply plans and water supply assessments as well as other water-

supply related initiatives facilitated by the Districts that affect the City.

Objective 2 - Coordination of Potential Development Impacts: The City shall continue to coordinate the impacts of development proposed in the comprehensive plan upon development in adjacent municipalities, the county, the East Central Florida Regional Planning Council and the State.

ICE Policy 2.1: The City will initiate informal mediation by filing with the East Central Florida Regional Planning Council a written request for mediation assistance in instances where the resolution of issues requiring intergovernmental concurrence has not been achieved pursuant to Section 186.509, Florida Statutes.

ICE Policy 2.2: The City will continue to coordinate with adjacent local governments with the provision of services, information, and in resolving annexation issues.

ICE Policy 2.3: The City will review the relationship of the proposed development to the existing comprehensive plans of adjacent local governments.

ICE Policy 2.4: The City will conduct a review of its local standards with regard to problematic land uses to determine whether any conflicts exist between its regulations and those of neighboring jurisdictions and evaluate strategies to resolve any conflicts that may arise or be found.

ICE Policy 2.5: The City will continue to coordinate with the County to minimizing the external effects of problematic land uses, including, but not limited to, the generation of excessive noise, odor, light, and motorist traffic, within and along the boundaries of the Joint Planning Area.

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ICE Policy 2.6: The City will coordinate with the Florida Department of Environmental Protection and the Florida Department of Health in Orange County, and Orange County regarding the Wastewater Facility Plan as it relates to Wekiva Act compliance.

Objective 3 - Coordination of Utility Operation and Maintenance Responsibilities: The City will continue to coordinate with state, regional, or local entities having operational and maintenance responsibilities for public facilities when establishing Level of Service standards for associated public facilities and the location and extension of public facilities subject to concurrency.

ICE Policy 3.1: The City will coordinate the planning and decision-making process relative to the extension and location of public facilities subject to concurrency with state, regional, or local entities providing facilities and services but not having regulatory authority over the use of land.

ICE Policy 3.2: The City will continue to notify Orange County of annexations in an effort to coordinate the development of countywide population projections, which include expected growth within the Joint Planning Area.

ICE Policy 3.3: The City will coordinate annually with Orange County to determine the need to extend water and sewer within each respective unincorporated area of Orange County served by the City.

ICE Policy 3.4: The City will forward updated population projections, as they become available, from the Comprehensive Plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in Orange County Public School's 5-, 10- and 20-year facility plans.

ICE Policy 3.5: The City will continue to work with Orange County Public Schools (OCPS) in planning for public school sites within the City's jurisdiction to ensure consistency with the Comprehensive Plan. Such coordination involves the City reviewing the OCPS 5-, 10-, and 20-year facility plans and responding, as needed, to site specific plans for the location of new schools or expansion of existing schools.

ICE Policy 3.6: The City shall utilize the countywide planning process, or other appropriate mitigation process, in the review and recommendation of any necessary modification to the agreed upon school siting process to resolve intergovernmental conflicts or to address any needed refinements to reflect current statutory requirements.

ICE Policy 3.7: The City will review Orange County Public Schools' annually updated 5-year work program and the 10- and 20-year facility work programs to coordinate those plans with the Ocoee Comprehensive Plan.

ICE Policy 3.8: To remain current on water supply planning, operations, and maintenance, the City will continue to attend regional water planning seminars, committee meetings, and conferences in support of regional water planning initiatives.

Objective 4 - Requirement to Update Agreements: Within one year after adoption of the amended Intergovernmental Coordination Element, the City shall establish or update an Interlocal Agreement or other formal agreement to be executed by all parties, including governmental agencies or other service providers.

ICE Policy 4.1: The City will amend the Intergovernmental Coordination Element to include joint processes for collaborative planning and decision-making regarding,

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population projections, school siting, and the location and extension of facilities subject to concurrency. The process will be outlined in a formally executed agreement pursuant to the requirements of Section 163.3177(6)(h)2, F.S.

Objective 5 - Coordination with OCPS: The City shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.

ICE Policy 5.1: The City shall designate a representative to serve on the OCPS Technical Planning Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.

ICE Policy 5.2: The City shall provide projected development data to OCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.

ICE Policy 5.3: As a member of the OCPS Technical Planning Committee, the City shall review OCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.

CAPITAL IMPROVEMENTS ELEMENT

CIE GOAL: THE CITY SHALL TAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE AND MANAGE NEEDED PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE CONCURRENT WITH THE IMPACTS OF DEVELOPMENT THROUGH SOUND FISCAL POLICIES AND MINDFUL DECISION-MAKING WHICH PROTECT INVESTMENTS AND MAXIMIZE THE USE OF EXISTING FACILITIES, WHILE PROMOTING ORDERLY, COMPACT GROWTH SO AS TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS AND BUSINESSES AND TO IMPLEMENT THE COMPREHENSIVE PLAN.

CIE Objective 1 – Program of Capital Improvements: Based on identification of facility needs and level of service standards contained in other elements of this Plan, the City shall develop and annually review and revise a program of capital improvements designed to correct existing deficiencies, replace worn out or obsolete facilities, and accommodate desired future growth.

CIE Policy 1.1: The City shall adopt a Five-Year Capital Improvements Plan (5-Year CIP) which shall include necessary projects, publicly funded projects, and privately funded projects for which the City has no fiscal responsibility, to ensure that the adopted level of service standards are achieved and maintained for the 5-year planning period, including projects in the corresponding five (5) years of the City's Water Supply Facilities Work Plan for improving or increasing potable water facility capacities.

CIE Policy 1.2: The 5-Year CIP must be coordinated with the MetroPlan Orlando Long Range Transportation Plan and must include:

- Applicable transportation improvements included in MetroPlan Orlando's Transportation Improvement Plan to the extent that such improvements are relied upon to ensure concurrency and financial feasibility,

- A list of projects necessary to achieve the pollutant load reductions attributable to the City, as established in a basin management action plan pursuant to Section 403.067(7), F.S., if applicable,
- Estimated public facility costs,
- The expected delineation of when facilities will be needed,
- General location of the facilities,
- Projected revenue sources to fund the facilities,
- Identification of whether project is funded or unfunded, and
- Identification of project level of priority for funding.

CIE Policy 1.3: The 5-Year CIP and any corresponding Capital Improvements Element text amendment shall be adopted and transmitted to the State Land Planning Agency annually following adoption of the City Budget.

CIE Policy 1.4: Proposed capital improvement projects shall be evaluated and ranked for adequate contribution to the maintenance of established Levels of Service according to the following priority level guidelines:

- a. Identified Need — Whether the project is needed to:
 - Protect public health and safety or eliminate an imminent threat to public health and safety,
 - Fulfill the City's legal commitment to provide facilities and services,
 - Eliminate an identified or projected deficiency,
 - Replace worn-out or obsolete facilities, and/or
 - Preserve or achieve maximum use of existing facilities.
- b. Project Intent — Whether project implementation will accomplish the following:

Draft Capital Improvements Element 1

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- Increase efficiency of existing facilities,
 - Prevent or reduce future improvement costs or expenditures, or
 - Provide service to developed areas lacking full service.
- c. Consistency with the Comprehensive Plan — Whether project implementation:
- Represents a logical extension of facilities and services in a manner consistent with the management of growth and development within the Comprehensive Plan,
 - Maintains environmental quality of the City's natural resources, as promoted within the City's Comprehensive Plan, and/or
 - Achieves consistency with Section 163.3177(3)(a), Florida Statutes.
- d. Financial Feasibility — Whether project implementation creates excessive debt obligations which exceed the City's debt capacity

CIE POLICY 1.5: In the event deficiencies should develop in the provision of public facilities, the City shall grant existing deficiencies priority among capital improvements scheduled within the Capital Improvement Program.

CIE Policy 1.6: Levels of service standards for public facilities and services shall be established as follows:

- (a) Park and Recreation Facilities: 8 acres of parkland, including civic space, and urban open space per 1,000 residents. The City shall strive to meet NRPA's current 10.2 acres of parkland per 1,000 residents by 2045. This is currently 10.2 acres per every 1,000 residents.

- (b) Mobility Facilities: Roadway Facility Level of Service Standard (Arterial, Collector, Local) – Context Classification E Bicycle Facility Level of Stress Standard – Level 2 Pedestrian Facility Level of Stress Standard – Level 2
- (c) Sanitary Sewer: 250 gallons per day per equivalent residential unit (ERU).
- (d) Potable Water: 270 gallons per day per equivalent residential unit (ERU).
- (e) Solid Waste: 6.0 pounds per capita per day.
- (f) Drainage: 100-year/24-hour duration storm event (with recovery within 14 days), without exemptions.

CIE Policy 1.7: The City adopts by reference the Orange County Public School Board's Five-Year District Facilities Work Program, as approved and amended annually by the School Board, that includes capacity sufficient to meet anticipated student demands.

CIE Policy 1.8: Pursuant to Section 163.3177(3)(b), F.S., amendments to the Five-Year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the Comprehensive Plan. The adopted Five-Year Schedule of Capital Improvements shall include capacity projects necessary to maintain the adopted levels of service standards for parks and recreation, stormwater, transportation and water and sewer utilities.

CIE Policy 1.9: The City shall provide public facilities to development for which development orders were issued prior to the adoption of this comprehensive plan when the planning for the provision of public facilities for such development were evaluated and established at the time of development approval.

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CIE Objective 2 - Proportionate Cost of Development: Future development shall bear a proportionate share of the cost of facility improvements necessitated by the development to maintain adopted level of service standards. For capital improvements that will be funded by the developer, financial feasibility shall be demonstrated and guaranteed in an enforceable development agreement, interlocal agreement, or other enforceable agreement.

CIE Policy 2.1: The City shall continue to implement its impact fee ordinance and amend such ordinance as allowable by State law as a funding mechanism towards the provision of capacity improvements.

CIE Policy 2.2: The City will negotiate with private developers for the provision of capital facilities to serve proposed development. The City will develop a Proportionate Fair-Share Program to provide a methodology by which impacts of development on transportation facilities can be mitigated by the cooperative efforts of public and private sectors and a methodology by which proportionate fair-share mitigation costs and options can be assessed.

CIE Policy 2.3: In coordination with Orange County Public Schools, school facility concurrency shall be evaluated as new residential applications are received by the City, and mitigation options shall be identified and addressed when such applications cause the applicable elementary, middle and high schools to which the development is assigned or distributed by the School Board to exceed adopted level of service standards.

CIE Objective 3 - Fiscal Responsibility: The City shall coordinate land use decisions with its financial capability to meet level of service standards, manage the land development

process so that facility needs created by permitted development do not exceed the financial ability of the City, and identify the extent to which future development will be required to contribute its proportional cost of facilities necessary to meet LOS standards.

CIE Policy 3.1: The City shall maintain a Concurrency Management System (CMS) as a monitoring mechanism to ensure that transportation, potable water, wastewater, reclaimed water, solid waste, and recreational facilities meet their established levels of service identified in each Element and listed this Element. The City shall issue no development orders or permits without first determining whether adequate facilities to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate services and facilities are available and in place before issuing a certificate of occupancy or its functional equivalent.

CIE Policy 3.1.a: The City shall evaluate the following facilities for infrastructure capacity: roadways, potable water facilities, sanitary sewer facilities, schools, drainage facilities, solid waste facilities, and parks and urban open space.

CIE Policy 3.1.b: A proposed map shall be prepared by July each year showing all areas in the City in which the infrastructure is inadequate to meet the adopted level of service standards.

CIE Policy 3.1.c: The map shall be reviewed annually (in conjunction with the annual update of the CIP) to determine if additional areas shall be added or to determine if areas on the map shall be deleted because they are no longer

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deficient with respect to level of service standards.

CIE Policy 3.1.d: In addition to annual review, the City shall maintain an ongoing summary of capacity and demand changes within the area served by each facility and shall review the map when it appears that a facility has reached 90 percent of capacity; and shall thereafter undertake periodic reviews on a quarterly basis rather than annually.

CIE Policy 3.1.e: The map may be reviewed more frequently upon a finding by the Board of City Commissioners that there is reason to suspect that areas shown as having adequate levels of service do not and/or that areas shown as having inadequate levels of service in fact are not deficient.

CIE Policy 3.1.f: The map shall be adopted prior to October 1 each year, and shall be effective for the subsequent fiscal year or until amended.

CIE Policy 3.1.g: The map shall be based on an evaluation of the total capacity of each relevant facility component and the total actual demand placed on that facility (total capacity of the facility shall include existing capacity as well as additional capacity from planned projects) subject to the limitations of applicable state regulations; total demand shall include actual current use as well as the potential use of properties which have not been developed but which are considered as "vested" under the terms of the plan adoption ordinance.

CIE Policy 3.1.h: The following standards shall apply to the use of the infrastructure

deficiency map when reviewing development applications:

- (1) All applications for change in land use, zoning, preliminary subdivision approval, preliminary approval of any development shall be reviewed to determine if the facilities serving the area in which the development is located would meet the level of service standards herein. The results of this review shall be presented to the applicant and, when applicable, to the Planning Commission and to the City Commission at the time of their consideration of the application for preliminary approval or rezoning.

When review by the Planning Commission and/or City Commission is not required, the results of the concurrency review shall be presented to the applicant and to the reviewing/approving authority at the time of review. The purpose of the concurrency review and report at the preliminary review stage shall be to explicitly place the applicant and (when applicable) the reviewing/approving authority on notice (1) as to the status of the proposed development vis-a-vis concurrency, and (2) as the restriction against final approval where the concurrency requirement is not met.

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- (2) All applications for final approval (including any applications for final subdivision approval, final site plan approval which involves approval of density and intensity, any change of zoning where a specific enforceable plan of development is included, and/or a final development order for a development of regional impact) shall be reviewed to determine if the facilities serving the area in which the development is located meet the level of service standards herein. No such application may be approved unless the infrastructure is found to be adequate.
- (3) Where no change of zoning, subdivision approval, site plan approval, or other approval is required, the concurrency determination shall be made at the time of building permit review. No building permit shall be issued unless the facilities serving the area in which the development is located meet the level of service standards herein.
- must be taken before the development may be occupied).

CIE Policy 3.2: The City shall continue programming and funding for necessary maintenance of facilities and for replacement and/or renewal of capital facilities to ensure that level of service standards do not deteriorate or that operating costs do not increase due to deterioration.

CIE Policy 3.3: The City shall limit the maximum ratio of total debt service and outstanding capital indebtedness to total revenue and property tax base. The City will manage its outstanding debt by limiting outstanding capital debt to a 1:10 ratio of total annual debt service to total annual City revenues.

CIE Policy 3.4: Grants and private funding shall be secured, whenever available, to assist in the provision of capital improvements, including grants to assist in emergency preparedness and emergency response/recovery and hazard mitigation efforts.

CIE Policy 3.1.i: In the event that the property in question is within an area in which the infrastructure is inadequate to meet the established level of service standards, approval may be issued conditioned on the provision of adequate infrastructure prior to any occupancy of the development (such conditional approval shall identify the specific facilities which are deficient and the specific actions which

PRIVATE PROPERTY RIGHTS ELEMENT

PPR GOAL: THE CITY SHALL PROVIDE FOR THE EQUITABLE CONSIDERATION OF PRIVATE PROPERTY RIGHTS FOR OWNERS OF PROPERTY LOCATED WITHIN THE MUNICIPAL LIMITS OF THE CITY OF OCOEE IN THE CITY'S LOCAL DECISION-MAKING PROCESS IN A MANNER WHICH ENSURES THE PROMOTION, PROTECTION AND IMPROVEMENT OF THE PUBLIC HEALTH, SAFETY, GENERAL WELFARE AND AESTHETICS OF THE CITY.

PPR Objective 1 - Responsibility to Protect Private Property Rights: In accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, that all governmental entities in the State of Florida recognize and respect judicially acknowledged and constitutionally protected private property rights and the City's obligation to protect the general health and welfare of the residents of the City of Ocoee, the City shall consider the rights of property owners in its local decision-making process.

PPR Policy 1.1: The City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

PPR Policy 1.2: The City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

PPR Policy 1.3: The City shall consider the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

PPR Policy 1.4: The City shall consider the right of a property owner to dispose of his or her property through sale or gift.

PPR Policy 1.5: The City shall update the intent language of the Private Property Regulations Code in Section 6-14.C within Article VI of the Land development Code to include

language which recognizes and considers private property rights in accordance with the City's goal and objective to ensure that regulations do not create an inordinate burden on property owners and to ensure that property owners are free from actions by others which would harm their property or which would constitute an inordinate burden on property rights as those terms are defined in Section 70.001(3)(e) and (f), Florida Statutes.

PPR Policy 1.6: The City shall amend Article II of its Land Development Code to add the following definition of terms and renumber the Article as appropriate.

- (a) Inordinate Burden and Inordinately Burdened (s. 70.001(3)(e), F.S.) shall mean an action of one or more governmental entities has directly restricted or limited the use of real property such that the property owner is permanently unable to attain the reasonable, investment-backed expectation for the existing use of the real property or a vested right to a specific use of the real property with respect to the real property as a whole, or that the property owner is left with existing or vested uses that are unreasonable such that the property owner bears permanently a disproportionate share of a burden imposed for the good of the public, which in fairness should be borne by the public at large.

Inordinate Burden and Inordinately Burdened do not include temporary impacts to real property; impacts to real property occasioned by governmental abatement, prohibition, prevention, or remediation of a public nuisance at common law or a noxious use of private property; or impacts to real property caused by an action of a governmental entity taken to grant

PRIVATE PROPERTY RIGHTS ELEMENT

relief to a property owner under this section. However, a temporary impact on development, as defined in s. 380.04, that is in effect for longer than 1 year may, depending upon the circumstances, constitute an "inordinate burden" as provided in this paragraph.

In determining whether reasonable, investment-backed expectations are inordinately burdened, consideration may be given to the factual circumstances leading to the time elapsed between enactment of the law or regulation and its first application to the subject property.

- (b) Property Owner (s. 70.001(3)(f), F.S.) shall mean the person who holds legal title to the real property that is the subject of and directly impacted by the action of a governmental entity. The term does not include a governmental entity.

APPENDIX (IN PROGRESS)





March 2025 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission to provide general information about public and private development in the City of Ocoee. Please feel free to contact Zoning Manager Whitfield at 407-554-7079 for additional information or questions.

District 1– Scott R. Kennedy		
Project Name & General Location	Project Description	Status
7-ELEVEN Sage #2022-0045 2308 Ocoee Apopka Road Parcel # 06-22-28-9243-04-000 2.12 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a 4,650 SF Convenience Store and Fuel Station	Under Construction 
THE BACKYARD Sage #2023-0041 2214 West Road Parcel # 06-22-28-0000-00-035 1.1.51 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a one story 924 SF Indoor and Outdoor Restaurant	Under Construction 
COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK Sage #2021-0051 39.97 acres 1290 Ocoee Apopka Road Parcel # 07-22-28-0000-00-026 24.95 acres Pine St Parcel # 07-22-28-0000-00-096 13.01 acres Pine St. Parcel # 07-22-28-0000-00-066 .54 acres 865 Pine St. Parcel # 07-22-28-0000-00-024 1.47 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings.	Under Construction 
MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction 

OCOEE CROWN POINT MIXED-USE DEVELOPMENT Sage #2022-0050 2012 Ocoee Apopka Road Parcel # 06-22-28-0000-00-005 Parcel # 06-22-22-0000-00-082 16.19 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	Under Construction 
OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION Sage #2024-0047 N Lakewood Ave Parcel # 05-22-28-6160-10-008 Parcel # 05-22-28-6160-10-008 7.99 acres Commission District 1 Scott R. Kennedy	Large Scale Final Site Plan for a 48,585 SF Grocery Store with a 10 Pump Fuel Station, including a 1,618 SF Convenience Store	Under 2nd review
OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 N Lakewood Ave Parcel # 05-22-28-6160-14-031 3.97 acres Commission District 1 Scott R. Kennedy	Large Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	1st Review comments sent December 17, 2024 - Awaiting resubmit
OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 34.48 acres Commission District 1 – Scott R. Kennedy	Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units	Under Construction 
THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 Fullers Cross Road Parcel # 06-22-28-0000-00-056 17.96 acres Commission District 1 – Scott R. Kennedy	Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	2nd Review comments sent June 14, 2024 - Awaiting resubmittal Planning & Zoning Meeting: TBD City Commission Meeting: TBD

District 2 – Rosemary Wilsen

Project Name & General Location	Project Description	Status
AQUASONIC CAR WASH Sage #2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 4,400 SF Car Wash	Approved for construction

CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street Parcel # 20-22-28-0000-00-015 1.26 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 20,000 SF office/retail building	2nd Review Comments sent on June 18, 2019 - Awaiting resubmittal for 3rd Review
DARREN CENTER 9961 W Colonial Drive Parcel # 21-22-28-0000-00-012 7.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 18,302 SF Medical & Professional Office	Under Construction 
OCOEE GATEWAY Sage #2023-0033 9714 White Road Parcel # 21-22-28-0000-00-021 Parcel # 21-22-28-0000-00-029 69.29 acres Commission District 2 – Rosemary Wilsen	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, and PUD-HDR, and PUD-COMM	1st Review Comments sent November 13, 2023 - Awaiting Resubmittal
OCOEE GATEWAY Sage #2024-0042 9714 White Road Parcel # 21-22-28-0000-00-021 Parcel # 21-22-28-0000-00-029 69.29 acres Commission District 2 – Rosemary Wilsen	Determination for Vested Rights	City Commission Meeting: January 7, 2025 (was continued per applicant)
OCOEE OAKS JOINT VENTURE Sage #2023-0021 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Large Scale Final Subdivision Plan	- Approved for Construction - Pending Pre-Construction Meeting
OCOEE TOWN SHOPS (Wawa) Sage #2023-0020 9729 W. Colonial Dr. Parcel # 21-22-28-0000-00-070 3.39 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan	Under Construction 
O'REILLY'S OCOEE Sage #2024-0039 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	3rd Review Comments sent on February 27, 2025 - Pending resubmittal for 4th review
O'REILLY'S OCOEE Sage #2024-0044 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Plat	City Commission Meeting (Consent Item): TBD 1st review comments sent November 15, 2024 - Pending resubmittal for 2nd review
ROCKET CHIMP OFFICE Sage #2023-0035 300 N. Bluford Avenue Parcel # 18-22-28-4100-00-160 0.91 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 3,137 SF Office Building	Under Construction 

SIRI OFFICE BUILDING Sage #2023-0008 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 28,000 SF Office Building	Under Construction 
VALIANT REALTY GROUP Sage #2024-0051 112 S. Bluford Ave. Parcel # 17-22-28-5504-02-040 .24 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,843 SF Office Building	Pending resubmittal
WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET Sage #2021-0033 54 Rewis Street Parcel # 18-22-28-7900-05-051 0.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 1,275 SF Building, Mixed-use of Beauty Salon, and Residence	Site Plan Approved Pending Pre-Construction Meeting
WEST DELAWARE STREET PROPERTY AKA TOM'S PLACE Sage #2024-0002 W. Delaware St. Parcel # 17-22-28-6144-04-031 1.0 acre Commission District 2 – Rosemary Wilsen	Plat creating (3) three parcels from one (1) parcel	Under 2nd review
WEST ORANGE MEDICAL Sage # 2023-0006 3442 Old Winter Garden Road 3462 Old Winter Garden Road Parcel # 29-22-28-0000-00-028 Parcel # 29-22-28-0000-00-036 1.21 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,800 SF Medical Office	- Approved for Construction - Pre-Construction meeting held on April 16, 2025
WEST ORANGE SURGERY CENTER Sage #2022-0005 3422 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 1.26 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,500 SF Surgery Center	- Approved for Construction - Pending Pre-Construction Meeting

District 3 – Richard Firstner

Project Name & General Location	Project Description	Status
409 OCOEE APOPKA ROAD PUD Sage #2021-0035 409 Ocoee Apopka Road Parcel # 18-22-28-0000-00-056 4.76 acres Commission District 3 – Richard Firstner	Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF	Under Construction 

429 BUSINESS CENTER PHASE II EAST Sage #2022-0054 450 Ocoee Apopka Road Parcel # 18-22-28-0000-00-006 11.21 acres combined Commission District 3 – Richard Firstner	Large Scale Final Site Plan for three (3) one story buildings totaling 126,402 SF	Under Construction 
429 BUSINESS CENTER PHASE II WEST Sage #2022-0055 701 Pine Street 707 Pine Street 711 Pine Street Parcel # 18-22-28-0000-00-005 Parcel # 18-22-28-0000-00-106 Parcel # 18-22-28-0000-00-105 5.90 acres combined Commission District 3 – Richard Firstner	Large Scale Final Site Plan for a one-story building consisting of 70,720 SF	Under Construction 
429 BUSINESS CENTER PHASE II PLAT Sage #2024-0037 Parcel # 18-22-28-0000-00-006 Parcel # 18-22-28-0000-00-005 Parcel # 18-22-28-0000-00-106 Parcel # 18-22-28-0000-00-105 17.11 acres combined Commission District 3 – Richard Firstner	Plat	Plat Recorded on February 21, 2025
606 SPORTS TRAINING Sage #2024-0005 606 Ocoee Apopka Road Parcel # 18-22-28-0000-00-001 5.19 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for a one-story 52,800 SF sports training facility	Under Construction 
CAMBRIA SUITES AT OCOEE Sage #2024-0021 924 Maguire Road Parcel # 18-22-28-0000-00-074 2.61 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for a six-story, 118-room Hotel	3rd Review Comments sent September 4, 2024 - Awaiting resubmittal
FLOORING AMERICA STORAGE BUILDING Sage #2023-0034 10897 West Colonial Dr. Parcel # 20-22-28-0000-00-037 2.95 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 13,700 SF Warehouse Building	4th Review Comments sent on March 6, 2024 - Awaiting resubmittal
INSPIRATION Sage #2024-0030 Excellence Circle 9 acres Commission District 3 – Richard Firstner	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	2nd Review Comments sent on January 29, 2025 - Pending resubmittal for 3rd review
O2B KIDS Sage #2022-0023 880 Bluford Avenue Parcel # 20-22-28-0000-00-059 Parcel # 20-22-28-0000-00-055 2.48 acres combined Commission District 3 – Richard Firstner	Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction 

OCOEE REGIONAL SPORTS COMPLEX Sage #2024-0032 Sage #2024-0048 880 Bluford Avenue Parcel # 07-22-28-0000-00-001 Parcel # 07-22-28-0000-00-023 Parcel # 07-22-28-0000-00-039 Parcel # 07-22-28-0000-00-041 Parcel # 07-22-28-0000-00-043 Parcel # 07-22-28-0000-00-105 Parcel # 07-22-28-0000-00-074 Parcel # 07-22-28-0000-00-060 Parcel # 07-22-28-0000-00-057 150.9 acres combined Commission District 3 – Richard Firstner	Large Scale Comprehensive Plan Amendment from Low Density Residential (LDR) to COMM Rezoning from PUD-LD, R-1AA, and Unclassified to PUD	CPA & Rezoning Ordinance recorded on February 19, 2025
OCOEE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.	Under Revision Review
PALM DRIVE RETAIL FACILITY Sage #2024-0052 Palm Drive Parcel # 18-22-28-0000-00-109 1.65 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 15,000 SF Retail/Office Building	1st Review comments sent October 30, 2024 - Awaiting resubmittal
THE REGENCY Sage #2023-0015 1601 Maguire Road # 28-22-30-0000-00-059 Parcel # 28-22-30-0000-00-016 Parcel # 28-22-30-0000-00-018 16.68 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	Under Construction 
District 4 – George Oliver III		
Project Name & General Location	Project Description	Status
COVINGTON OAKS Sage #2024-0024 8667 A. D. Mims Road Parcel # 10-22-28-0000-00-004 9.94 acres Commission District 4 – George Oliver III	Final Subdivision Plan for 17 Single-Family Residential Lots	- Approved for Construction on January 23, 2025 - Pending pre-construction meeting
EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL 1842 E. Silver Star Road Parcel # 16-22-28-4532-00-040 5.12 acres Commission District 4 - George Oliver III	Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	Under Construction 

GARDENIA POINTE Sage #2023-0005 Clarke Road/ A. D. Mims Road Parcel # 10-22-28-0000-00-003 # 10-22-28-0000-00-011 # 10-22-28-0000-00-128 # 03-22-28-2834-01-201 37.37 acres Commission District 4 - George Oliver III	Rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development)	Approved at the May 21, 2024 City Commission Meeting
HOWARD MEADOWS Sage #2023-0032 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - George Oliver III	Final Subdivision Plan for Six (6) Single-Family Residential Lots	Under Construction 
LAKE MEADOW LANDING (F.K.A ARDEN LANDING; CIARA PLACE / F.K.A. VILLA ROMA) 2121 North Clarke Road Parcel # 04-22-28-0000-00-048 21.05 acres Commission District 4 - George Oliver III	Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse	Under Construction 
OCOEE LANDINGS PUD Sage #2022-0026 E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 4 - George Oliver III	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	Approved at City Commission meeting on November 1, 2022
RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres Commission District 4 - George Oliver III	A Large-Scale Final Subdivision plan for 46 single-family homes	Under Construction 
SHOPPES ON THE BLUFF Sage #2024-0013, 2024-0018 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-012 4.29 acres Commission District 4 – George Oliver III	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	1st Review comments sent November 12, 2024 - Awaiting resubmittal
WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres Commission District 4- George Oliver III	Large Scale Preliminary/Final Subdivision to construct 190 single family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4	Under Construction 

WYNWOOD PHASE 3 & 4 FKA CLRM

Sage #2023-0024
Greenwood Oak Drive
Parcel # 34-21-28-9490-06-001
Coachwood Drive
Parcel # 34-21-28-9490-06-002
56.63 acres
Commission District 4- George Oliver III

Large Scale Preliminary/Final
Subdivision Plan to construct 187
single family residential lots

- Final Site Plan Approved
Pending Pre-Construction
Meeting
- City Commission Meeting
(Consent): 02/20/2024

**WYNWOOD PHASE 3 & 4 PLAT
FKA CLRM**

Sage #2024-0010
Greenwood Oak Drive
Parcel # 34-21-28-9490-06-001
Coachwood Drive
Parcel # 34-21-28-9490-06-002
56.63 acres
Commission District 4- George Oliver III

Plat

recorded on November 21,
2024